

# **EL DORADO HILLS FIRE DEPARTMENT**

**2013 - 2018**

## **FIVE YEAR PLAN**

**Adopted:**

## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
Introduction .....	1
History.....	2
District Development .....	4
Department Organization.....	10
Apparatus and Facilities.....	15
Response Time Summary .....	17
Revenue Information and Development Fee .....	25
Development Fee Resolution.....	34

# **INTRODUCTION**

# **INTRODUCTION**

## **PURPOSE**

To project the growth of the community and Fire Department and to establish a financial and operational plan to meet the emergency response needs of the community.

## **VISION**

We will be a leader in emergency services. We will be a diverse workforce that provides quality fire and life safety services through proactive and innovative training, education, code enforcement, risk assessment and community service.

## **MISSION**

To serve the community of El Dorado Hills with integrity and excellence.

## **INTRODUCTION**

The following is a five-year projection for the growth of the El Dorado Hills Fire Department. The projections in this report are based on statistics, various E.I.R. reports, and submitted development plans. Included in the report are projections of home development, estimated population growth, and corresponding alarm responses.

The organization section reflects our goals for increases in Fire Department personnel, station staffing levels, apparatus placement, and organizational structure changes.

The apparatus and facilities section forecasts our needs for additional apparatus and equipment or replacement of present apparatus, and the building of new facilities to most appropriately meet the demand of future growth.

Response times to the various areas in the District are one of the major factors in determining station placement. This, along with staffing levels and apparatus, determines overall District fire protection levels. The response times illustrated are predicated on a staffed station.

Revenue and development fees are also discussed.

While this report was prepared to assist us with planning for the future, it is acknowledged that economic factors, market demands, political influences and resources can substantially affect our projections.

## **HISTORY**

## **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, therefore, leaving only fire protection under the direction of the County Water District Board.

At its inception, the District included approximately 10,500 acres with about 90 homes, one school, one market, and one fire station. During the past 45 years, the District has expanded to approximately 30,000 acres with over 14,000 homes and an estimated population of 42,000. The public schools have grown to six elementary, two middle, and one high school. The District also has three private schools. Commercial development includes a 900-acre business park, a 260-acre town center, three grocery stores, and a Target. The total commercial square feet in the District is approximately 4,600,000.

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 3,800 square feet.

Station 84 (Two) was constructed in 1982 and staffed with volunteer personnel for nine 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 aboveground fuel tank.

In June of 1995, the Fire Department hired three paramedics and operated a paramedic engine out of Station 84. Since that time, all stations operate with Advanced Life Support. Several volunteer personnel have also completed paramedic accreditation in El Dorado County.

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

In February 2001, the District 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 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 re-grading from the Insurance Services Office. The District is currently rated at Class 4 for areas with fire hydrants and Class 8 for rural areas. This grading is a reduction from prior years, which may mean an insurance rate savings for commercial business as well as residential development. The District was regraded in 2006 and was upgraded to a Class 3 for areas with fire hydrants and a Class 8B for rural areas.

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

In 2003, the District completed the purchase of property at Wilson and El Dorado Hills Boulevard and began construction on a new Fire Station/Administrative Offices to replace the 40 year old station at Lassen Lane. Also in 2003, the District reorganized its Administrative Staff by adding two Battalion Chief positions, which were filled through an internal promotional process.

Construction of our new Administrative Offices and Fire Station was complete in January of 2005. This facility is 26,000 square feet and will accommodate the District needs for the next 50 years. The new facility also includes a large community meeting room and provides ample room to add staff as the District continues to grow.

After vacating the Lassen Lane Station, the District successfully negotiated a five-year lease agreement with El Dorado County to convert the old station into a Senior Center. El Dorado County purchased this building in 2007 for the seniors.

In 2005, the District purchased a 21-acre site on Cypress Point Court in the El Dorado Hills Business Park. In June of 2007, the District hired nine positions 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. A training facility complete with classrooms, training tower, and various firefighting props is now in the planning stages.

At the opening of Station 87, the District transitioned the Administrative Battalion Chiefs to Shift Battalion Chiefs to help facilitate growth and personnel management.

The District down staffed three positions in 2009 and again in 2012. The shift staffing currently stands at 45 shift personnel. Other personnel include a Fire Chief, Deputy Chief, Battalion Chief/Fire Marshal, a Battalion Chief/Training, a Chief Financial Officer, and 3 Administrative Assistants. Also on staff are a Fire Prevention Specialist and an Operations Support person.

**DISTRICT  
DEVELOPMENT**



## DEVELOPMENT SUMMARY

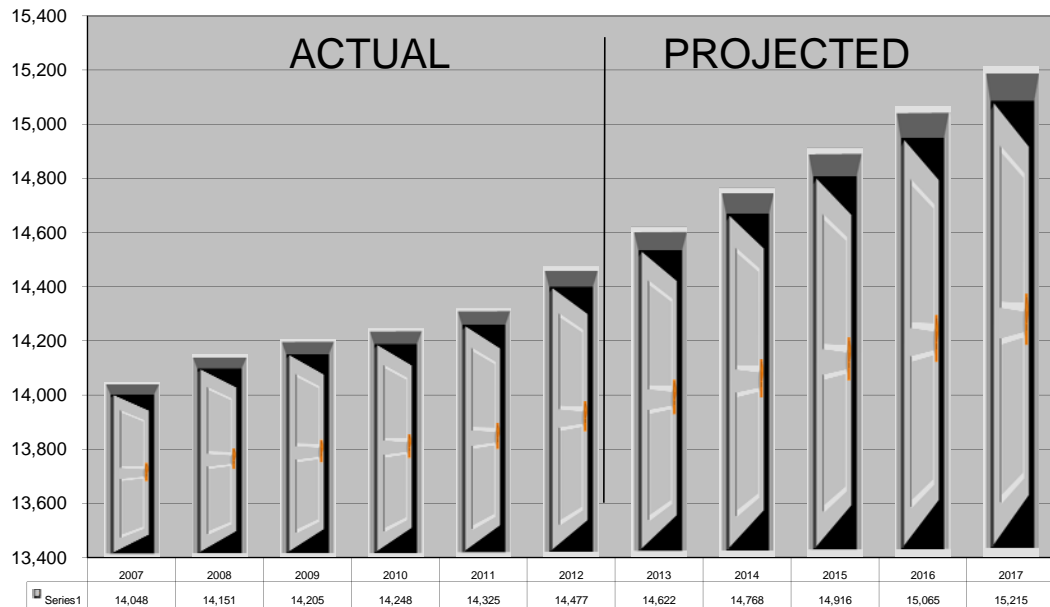
RESIDENTIAL DEVELOPMENT						
Residential Development	Total Projected Units	Zone	Acres	Available Units	Est.Pop.	Phase
Carson Creek/Euer Ranch	1,700	87A	710	1,240	3,720	Planning/Const.
Dixon Ranch	605	84	280	605	1815	Planning
La Canada, Alto LLC, Diamante Estates	89	84B	337	89	267	Planning
Treviso	25	84A	50	25	75	Construction
Marina Hills	34	84A	24	2	6	Construction
Park Estates	8	85A	6	2	6	Construction
Pedregal	99	85A	121	99	297	Planning
Promontory	1,100	84/85A	1,000	530	1,590	Construction
Rancho Dorado (Wilson So.)	286	85A	125	286	858	Approved Map
Villadoro (Ridgeview)	71	85A	125	51	153	Construction
Ridgeview Village #9 (Powers)	46	85A	22	46	144	Approved
South Pointe	28	84A	48	28	84	Construction
Summit Unit II	95	84A	68	8	24	Construction
Sweetwater	11	84C	54	11	33	Planning
Valley View/West Valley (Blackstone)	2,840	87A	1,980	2,640	7,920	Construction
Watermark	32	84C	120	23	69	Construction
<b>Subtotal</b>	<b>7,069</b>		<b>5,070</b>	<b>5,685</b>	<b>17,055</b>	
<b>84A</b> N/O Power Lines, W/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84B</b> N/O Power Lines, E/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84C</b> Salmon Falls N/O Kaila to District Boundary <b>85A</b> N/O HWY 50 to Power Lines, W/O Silva Valley <b>86A</b> N/O Hawkview - <b>86B</b> HWY 50 E/O Silva Valley, S/O Hawkview <b>87A</b> S/O Hwy 50, Includes Whiterock and Tong						

<b>Residential Development</b>	<b>Total Projected Units</b>	<b>Zone</b>	<b>Acres</b>	<b>Available Units</b>	<b>Est. Pop.</b>	<b>Phase</b>
<b>Bass Lake Area</b>						
Bass Lake North	63	86B	27	63	189	Approved Map
Bell Ranch	113	86B	113	113	339	Approved Map
Bell Woods	56	86B	34	56	168	Approved Map
City Lights	73	86A	73	181	543	Approved Map
Hawkview Ridge	40	86B	40	110	330	Approved Map
Laurel Oaks	98	86A	98	48	144	Construction
Lakewood	8	86A	42	8	24	Approved Map
Oak Knoll Estates	78	86B	46	78	234	Planning
Marble Valley	3,236	87A	2,341	3,236	9,708	Planning
Sutter Creek	10	86B	24	10	30	Approved Map
Stonehill	229	86B	84	229	687	Approved Map
<b>Subtotal</b>	<b>4,004</b>		<b>2,922</b>	<b>4,132</b>	<b>12,396</b>	
<b>Serrano / El Dorado (Total)</b>						
Village A	376	85A	114	54	162	Construction
Village B	196	85A	58	0	0	Completed
Village C	427	85A	165	50	150	Construction
Village D	787	85A	269	137	411	Construction
Village E	696	85A	190	0	0	Completed
Village F	257	86A	74	0	0	Completed
Village G	199	86A	67	0	0	Construction
Village H	267	85A	218	89	267	Construction
Village I	105	85A	26	1	3	Construction
Village J	539	86A	137	394	1,182	Planning/Construction
Village K	699	86A	323	496	1,488	Construction
Village L	110	85A	58	18	54	Construction/Planning
Village M	168	84B	156	162	486	Planning/Construction
Appian / SVP	70	84B		70	210	Planning
<b>Subtotal</b>	<b>4,896</b>		<b>1,855</b>	<b>1,471</b>	<b>4,413</b>	
<b>Grand Total</b>	<b>15,969</b>		<b>9,847</b>	<b>11,288</b>	<b>33,864</b>	
<b>84A</b> N/O Power Lines, W/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84B</b> N/O Power Lines, E/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84C</b> Salmon Falls N/O Kaila to District Boundary <b>85A</b> N/O HWY 50 to Power Lines, W/O Silva Valley <b>86A</b> N/O Hawkview – <b>86B</b> HWY 50 E/O Silva Valley, S/O Hawkview <b>87A</b> S/O Hwy 50, Includes Whiterock and Tong						

## COMMERCIAL DEVELOPMENT SUMMARY

Estimated Commercial Construction Per Year				150,000 square feet
	Zone	Acres		
Carson Creek Development	87A	3	Planning	
El Dorado Hills Business Park	87A	900	Construction	
Northwest Specific Plan	84A	24	Construction	
Serrano Development	85A	256	Approved	
Town Center East and West	87A	130	Construction	
The Pointe	87A	38	Construction	
Village Square North	85A	9	Construction	
West Valley / Valley View	87A	7	Construction	
Clarksville Professional Office Area	87A	20	Approved	
Green Valley @ Sophia	84A	5	Planning	
Hidden Acres Commercial	84A	40	Planning/Construction	
Green Valley @ Francisco	84A	3	Planning	
<b>84A</b> N/O Power Lines, W/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84B</b> N/O Power Lines, E/O Silva Valley, Allegh., Salmon Falls-Kaila <b>84C</b> Salmon Falls N/O Kaila to District Boundary <b>85A</b> N/O HWY 50 to Power Lines, W/O Silva Valley <b>86A</b> N/O Hawkview - <b>86B</b> HWY 50 E/O Silva Valley, S/O Hawkview <b>87A</b> S/O Hwy 50, Includes Whiterock and Tong				

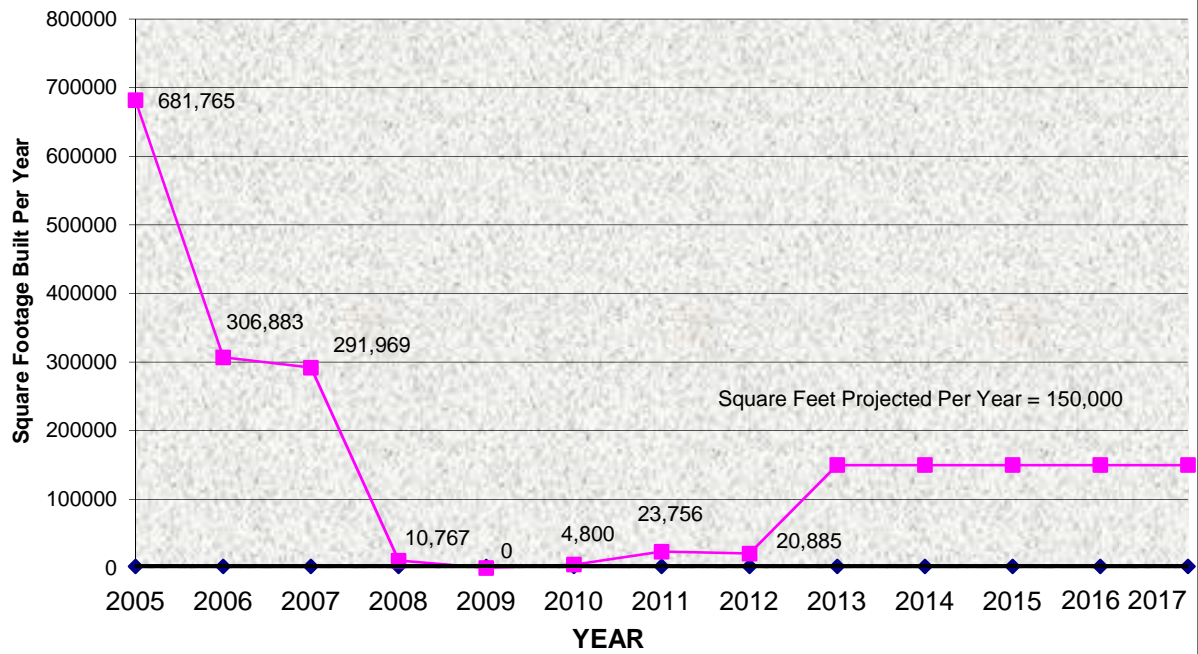
# Residential Growth



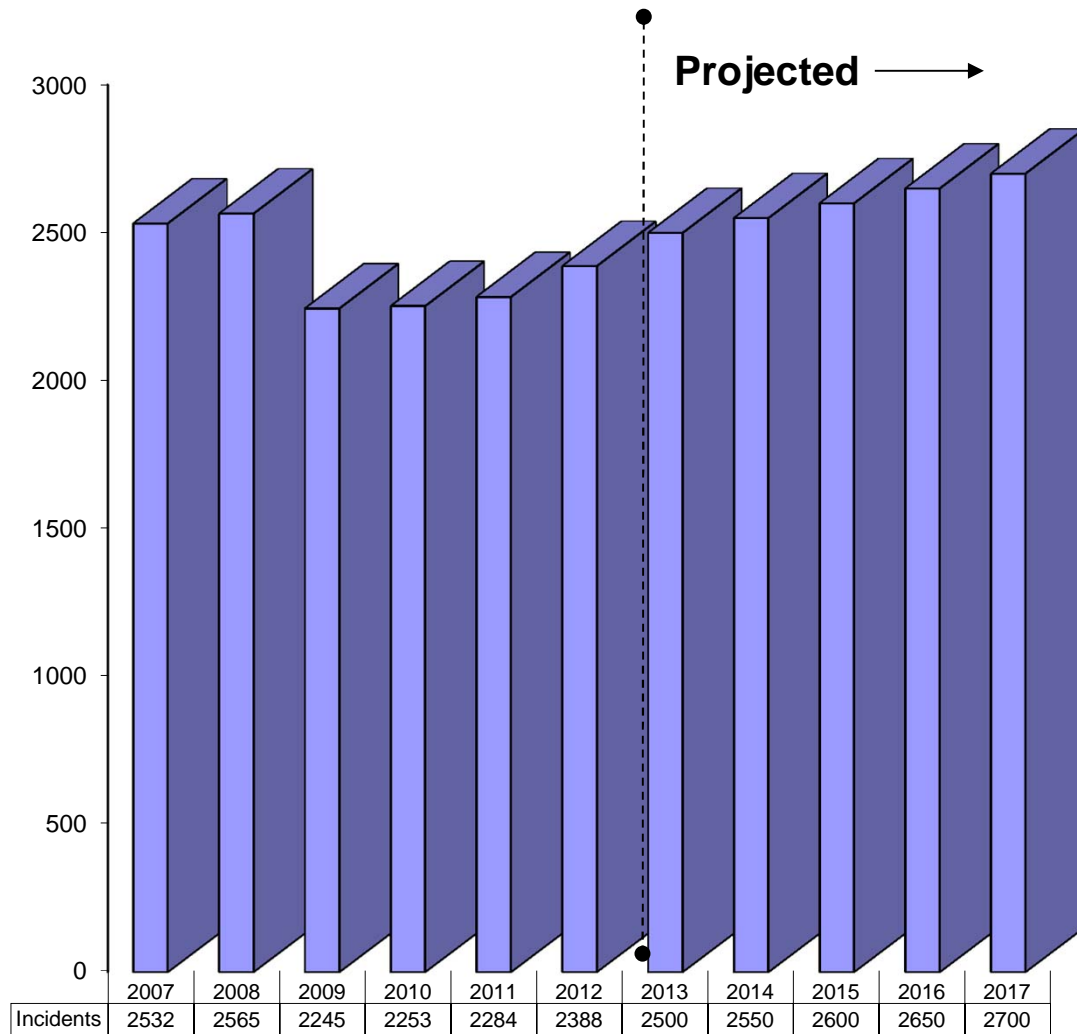
**Note: 2013 forward projected at 1%.**

Population	
2007	42,144
2008	42,453
2009	42,615
2010	42,744
2011	42,975
2012	43,431
2013	43,865
2014	44,304
2015	44,747
2016	45,195
2017	45,645

## COMMERCIAL DEVELOPMENT



# Calls for Service



**DEPARTMENT  
ORGANIZATION**

## **DEPARTMENT ORGANIZATION**

### **(Current - 2013)**

Staff plans to maintain its current staffing levels for 2013. There are 67 positions available at this time. Staffing has decreased through attrition to 57 positions which are all filled at this time.

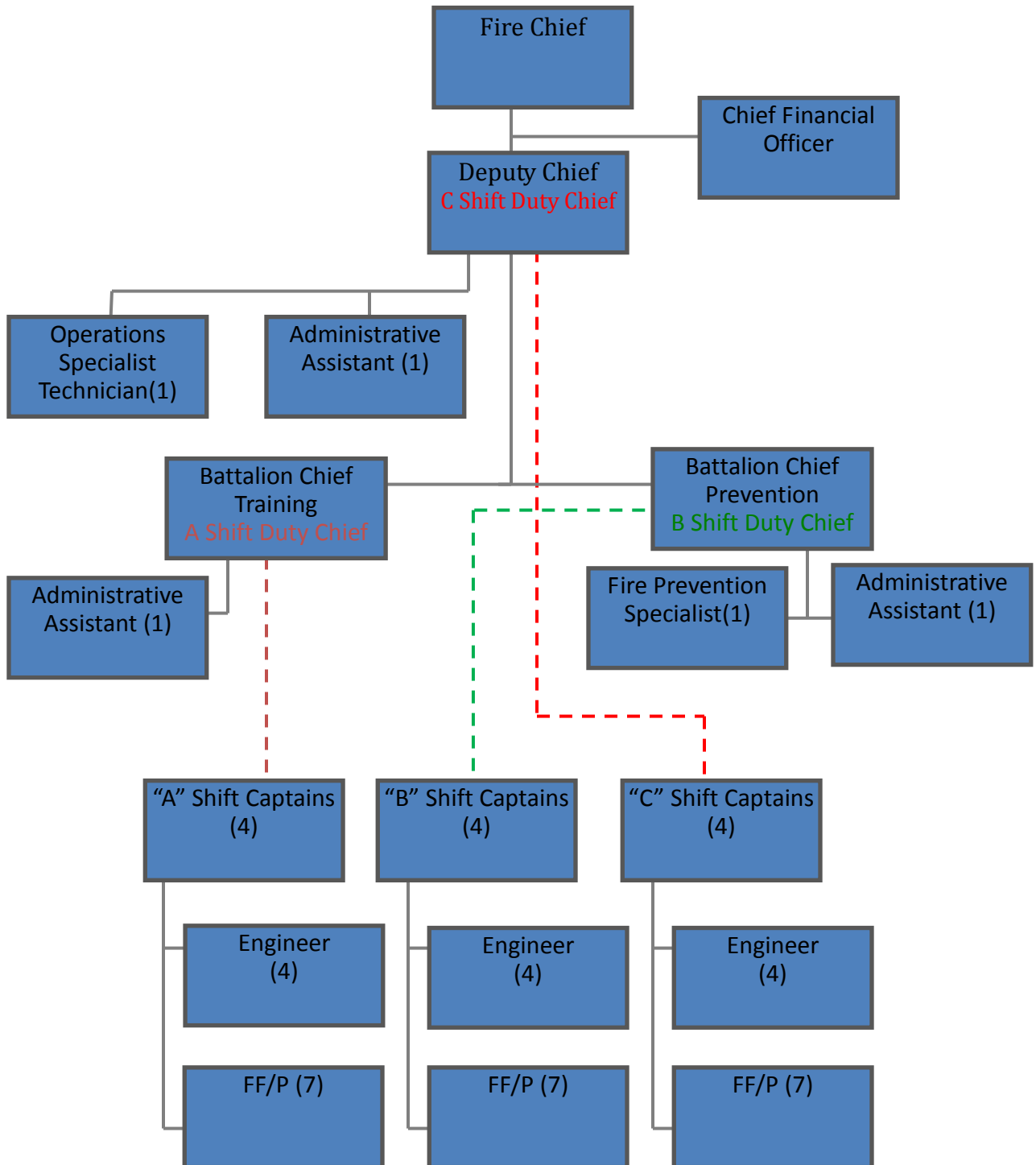
The District is developing plans for its training facility located in the El Dorado Hills Business Park. The training facility would include a classroom, training office, specialized rescue area, as well as a five-story training tower. The training tower would also include a computerized system that simulates actual firefighting activities.



# Current Staffing Plan

## Organization Chart

(Current 9/1/13)



## **STATION APPARATUS AND STAFFING SUMMARY**

### **Current**

#### **STATION 85 - ADMINISTRATIVE OFFICES**

##### **Administrative**

1 – Chief  
1 – Deputy Chief  
1 – Battalion Chief /Fire Marshal  
1 – Battalion Chief Training  
1 – Chief Financial Officer

##### **Apparatus**

1 – Shift Battalion Chief Vehicle  
4 – Staff Vehicles

3 - Administrative Assistants  
2 – Administrative Fire Prevention Positions (1 unfilled and unfunded)  
1 – Administrative Training Captain (unfilled and unfunded)  
1 – Operations Support Position

##### **Fire Personnel**

3 – Captains  
3 – Engineers  
12 – Firefighter/Paramedics or  
EMS Tech Positions  
Volunteer Personnel

##### **Apparatus**

2 – Engines  
1 – Quint  
3 – Utilities  
1 – Medic Unit  
1 – Reserve Medic Unit  
1 – Air Unit

#### **STATION 84 – MARINA VILLAGE**

##### **Fire Personnel**

3 – Captains  
3 – Engineers  
3 – Firefighter/Paramedics  
Volunteer Personnel

##### **Apparatus**

3 – Engines

#### **STATION 86 – BASS LAKE**

##### **Fire Personnel**

3 – Captains  
3 – Engineers  
3 – Firefighter/Paramedics  
Volunteer Personnel

##### **Apparatus**

3 – Engines

#### **STATION 87 – BUSINESS PARK**

##### **Fire Personnel**

3 – Captains  
3 – Engines  
3 – Firefighter/Paramedics

##### **Apparatus**

3 – Engines

Total Paid Personnel – 57

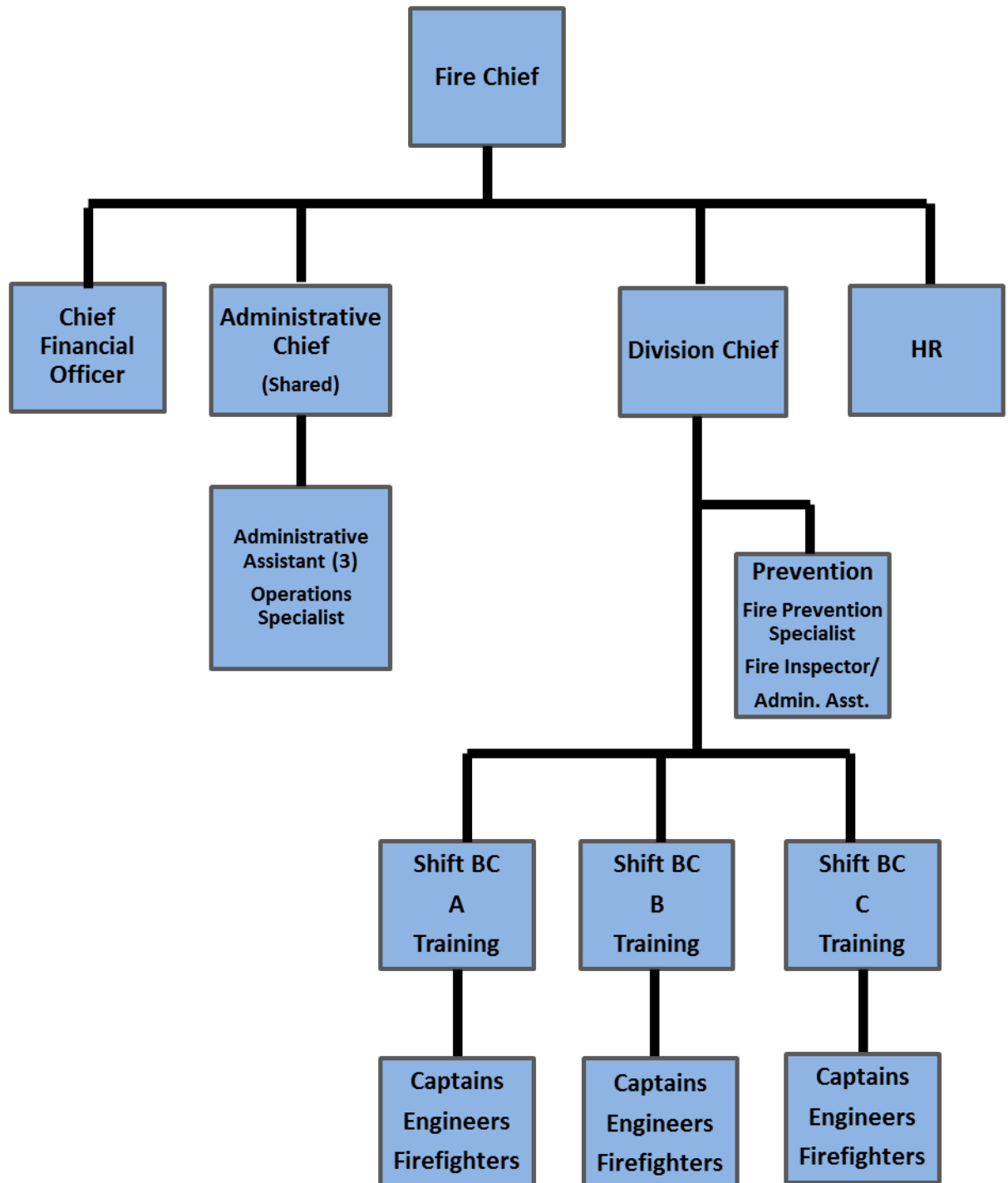
Total Volunteer Personnel – 35

## **2013-2015**

The current administration along with the hiring and promotions committee continually evaluates the staffing needs for EDHFD. This is a dynamic process that attempts to position Administration, Fire Prevention, Training, and Station Staffing for success by balancing cost, increasing workload, future demands, safety and succession planning. Recently in our planning process we have also attempted to account for the potential of annexations.

# Staffing Plan Organization Chart

(2013-2015)



# **APPARATUS AND FACILITIES**

## **APPARATUS AND EQUIPMENT SCHEDULE**

<u>YEAR</u>	<u>APPARATUS</u>	<u>ESTIMATED COST</u>
2013/2015	Replace two 2003 Staff Vehicles	90,000
2013/2014	Replace Type III Engine (8575)	450,000
2014/2015	Replace Type I/II Engine	500,000
2013-2014	Rescue Squad	175,000
	<b>Total Projected</b>	<b>\$1,215,000</b>

---

**NOTE:** Prices quoted are 2013 values and include equipment.

District policy is to replace staff vehicles between 80,000 and 100,000 miles.

## **FACILITIES**

### **2012 - 2018 Business Park Training Facility**

The District is proposing a training facility in the El Dorado Hills Business Park. This complex will be located on a twenty-one acre parcel shared with Fire Station 87. The training facility will include a training tower, classroom facilities, office space, pump testing facility, fire environment building and a large open area for emergency vehicle operations training.

The training facility will be a multi-use facility with the potential of outside agencies paying a user fee to offset some of the District's costs. Many Fire Departments in El Dorado and Sacramento Counties have expressed interest in utilizing such a facility as well as other agencies such as E.I.D., P.G. & E. and the Sheriff's Department.

#### **Estimated Cost for Training Facility**

2004/2005	\$2,775,000	Acquire property in the area of the EDH Business Park
2010/2015	10,000,000	Construction of Training Facility

### **2010 – 2015 Station 84 (Francisco Station)**

The District is in process of rebuilding Station 84 to meet the needs of increased staffing and apparatus pursuant to the current and future growth in the north end of the District.

#### **Estimated Cost for Station**

2010/2015	\$4,000,000
-----------	-------------

**RESPONSE  
SUMMARY**



## **RESPONSE TIME SURVEY SUMMARY**

The following exhibits show response times to the more populated areas of the Fire District. It does not reflect total response time, which includes reporting the emergency and call processing.

A six-minute response zone for each existing station, and the proposed Business Park Station, is included on individual maps.

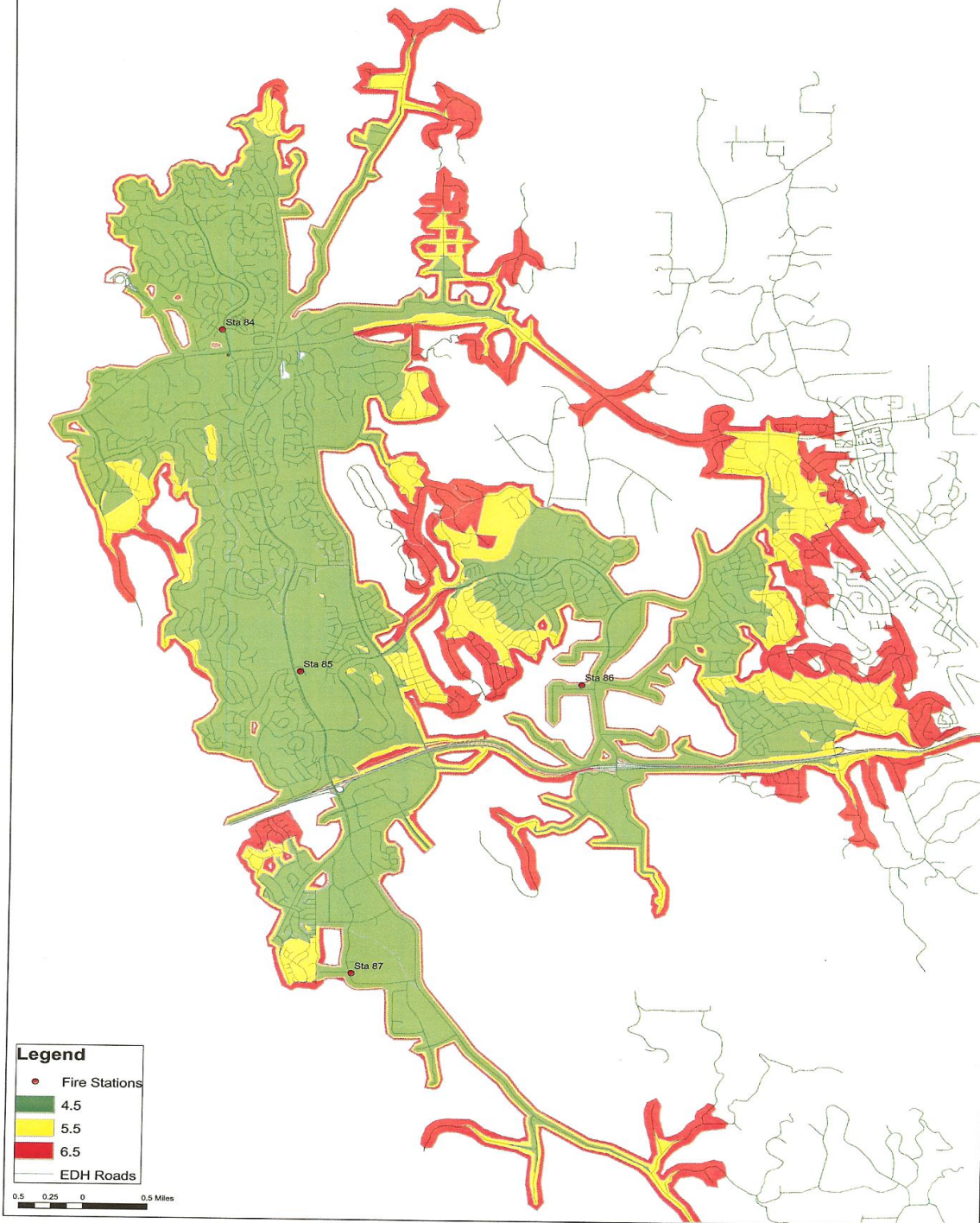
Response times are one of the major factors in determining locations of future fire stations. A study of residential structure fires completed by the National Fire Protection Association (NFPA) reveals that a fire reaches a critical state within an elapsed time of four to ten minutes. Once a fire reaches this critical point, it spreads with extreme intensity, compounding loss and manpower factors. The NFPA recommends that Fire Department efforts should be concentrated on attacking fires before they reach this critical stage.

Another area of concern regarding response times is medical calls. Forty to fifty percent of the calls answered by this Department are medical aid related. A critical time factor for survival of a person not breathing is four to six minutes before permanent brain damage or death occurs.

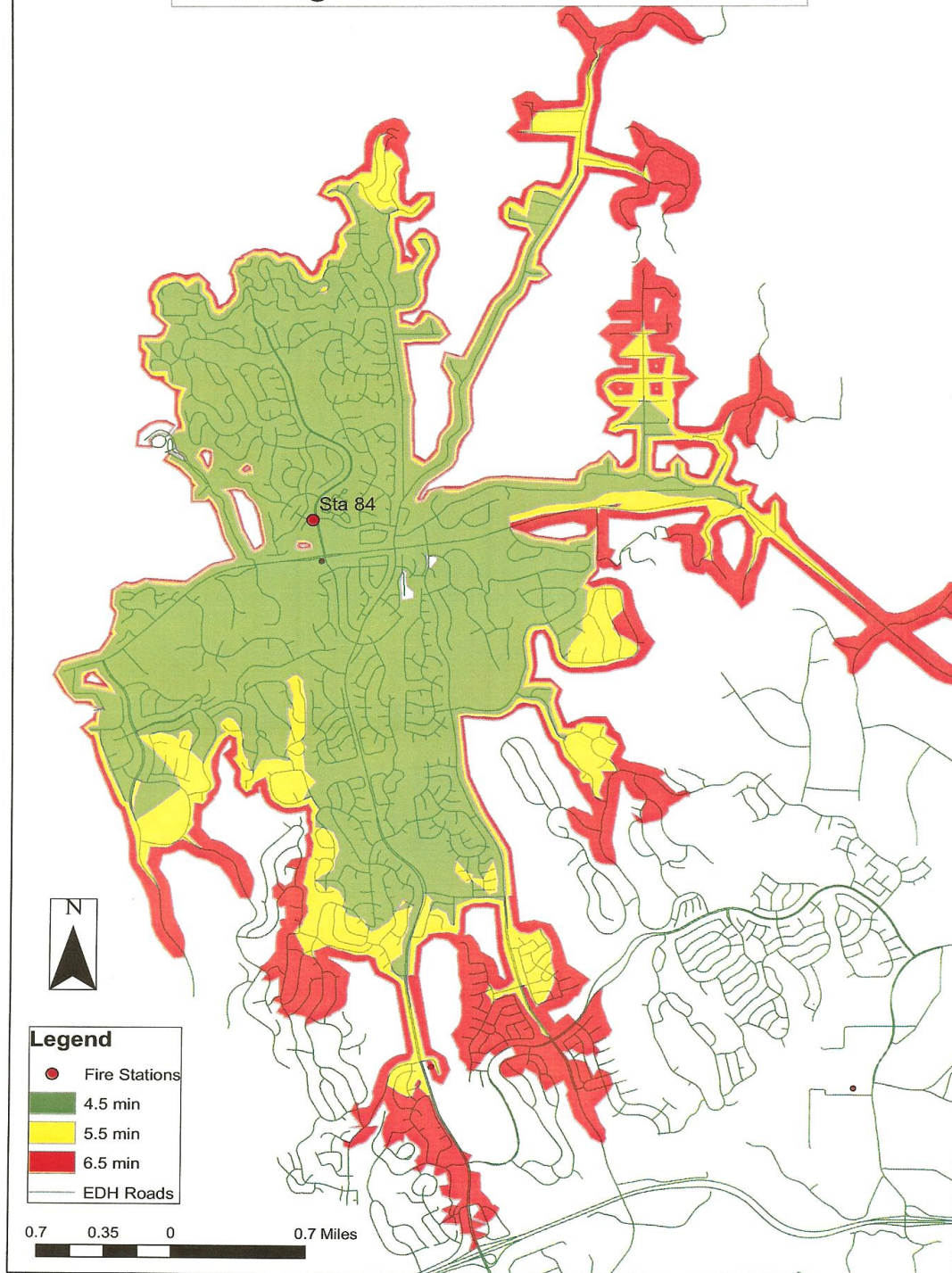
With this information and other time factors, which would add to the total response time, we can surmise that the optimum response time should be six minutes or less. The District has adopted a goal of a six-minute response time to ninety percent of the incidents within the District. This meets and is in concurrence with the El Dorado County General Plan response time criteria.

In addition, each station would provide the other stations with a backup response for structure fire, wildland fire, and multiple alarm situations.

El Dorado Hills Fire Department  
Driving Times From Stations

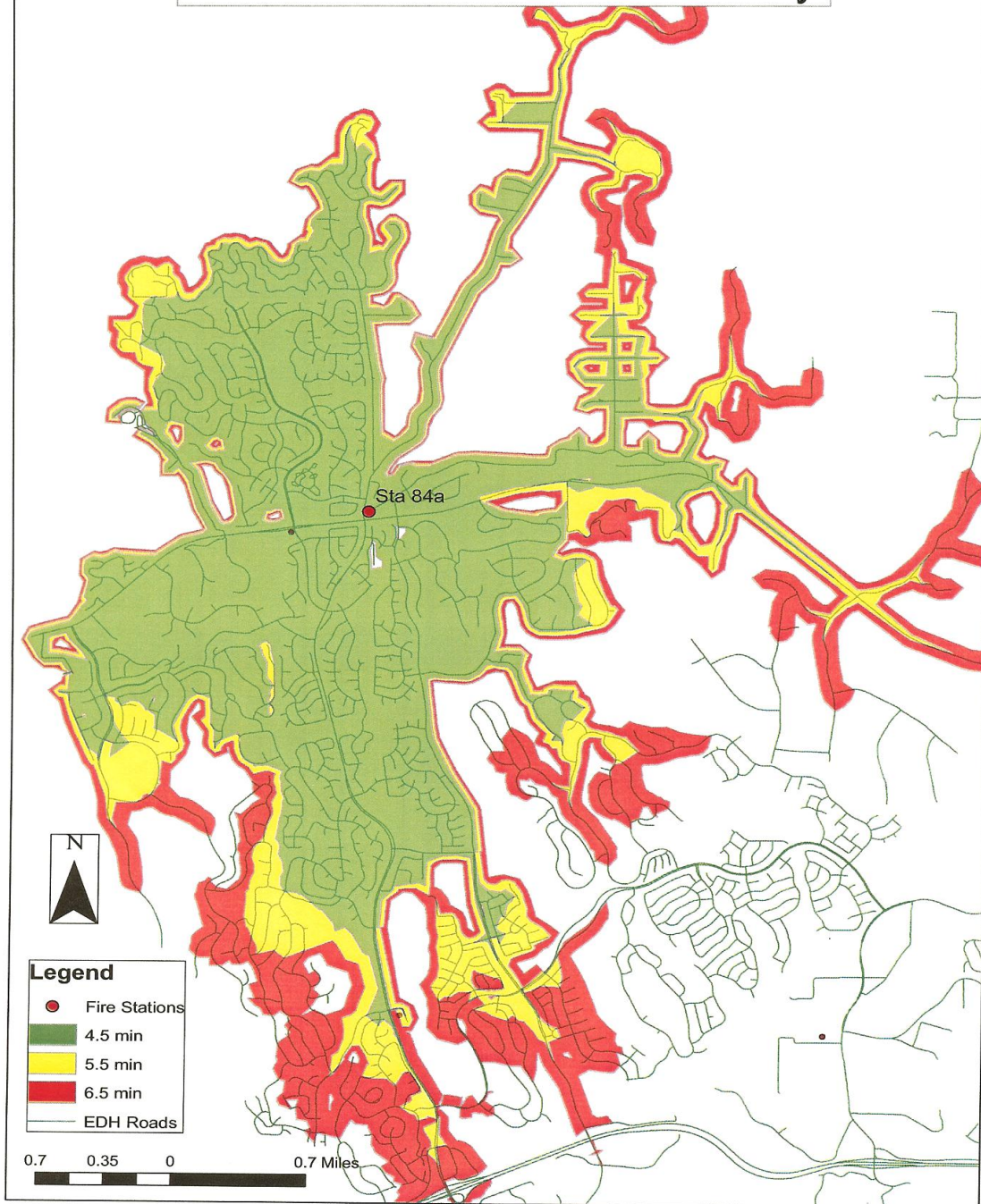


# El Dorado Hills Fire Department Driving Times From Station 84

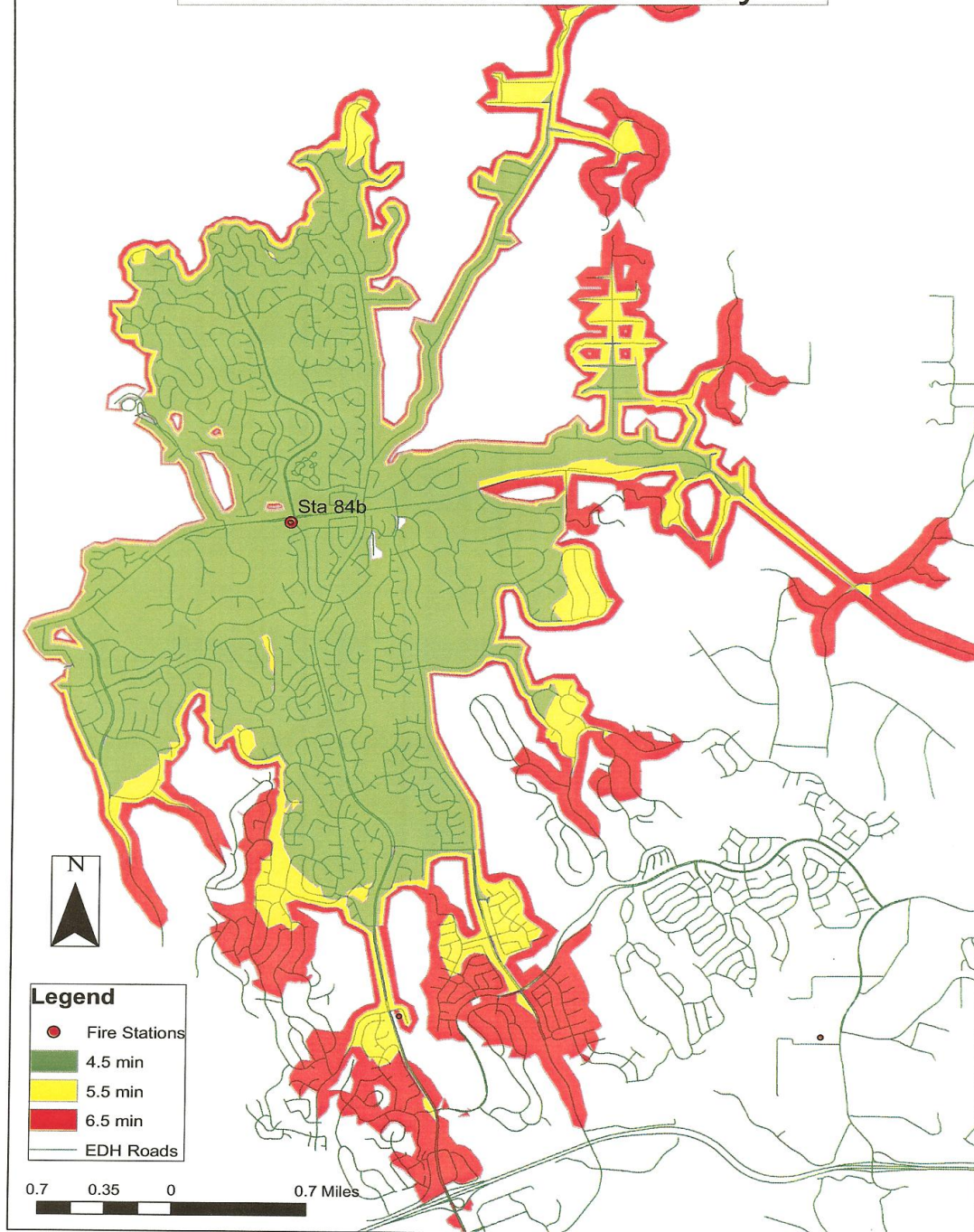




# El Dorado Hills Fire Department Driving Times From Station 84a Salmon Falls and Green Valley

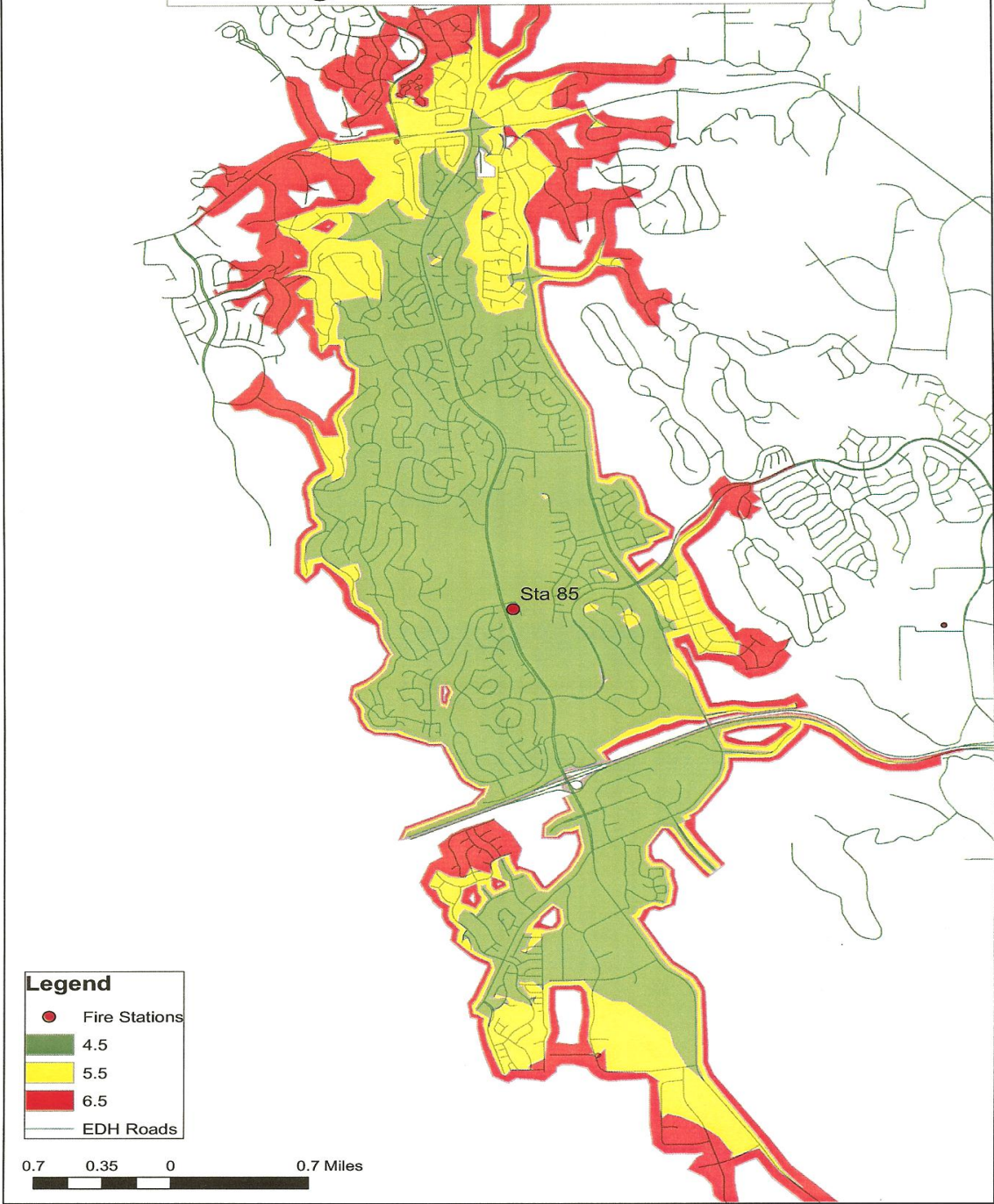


El Dorado Hills Fire Department  
Driving Times From Sta. 84b  
Francisco & Green Valley

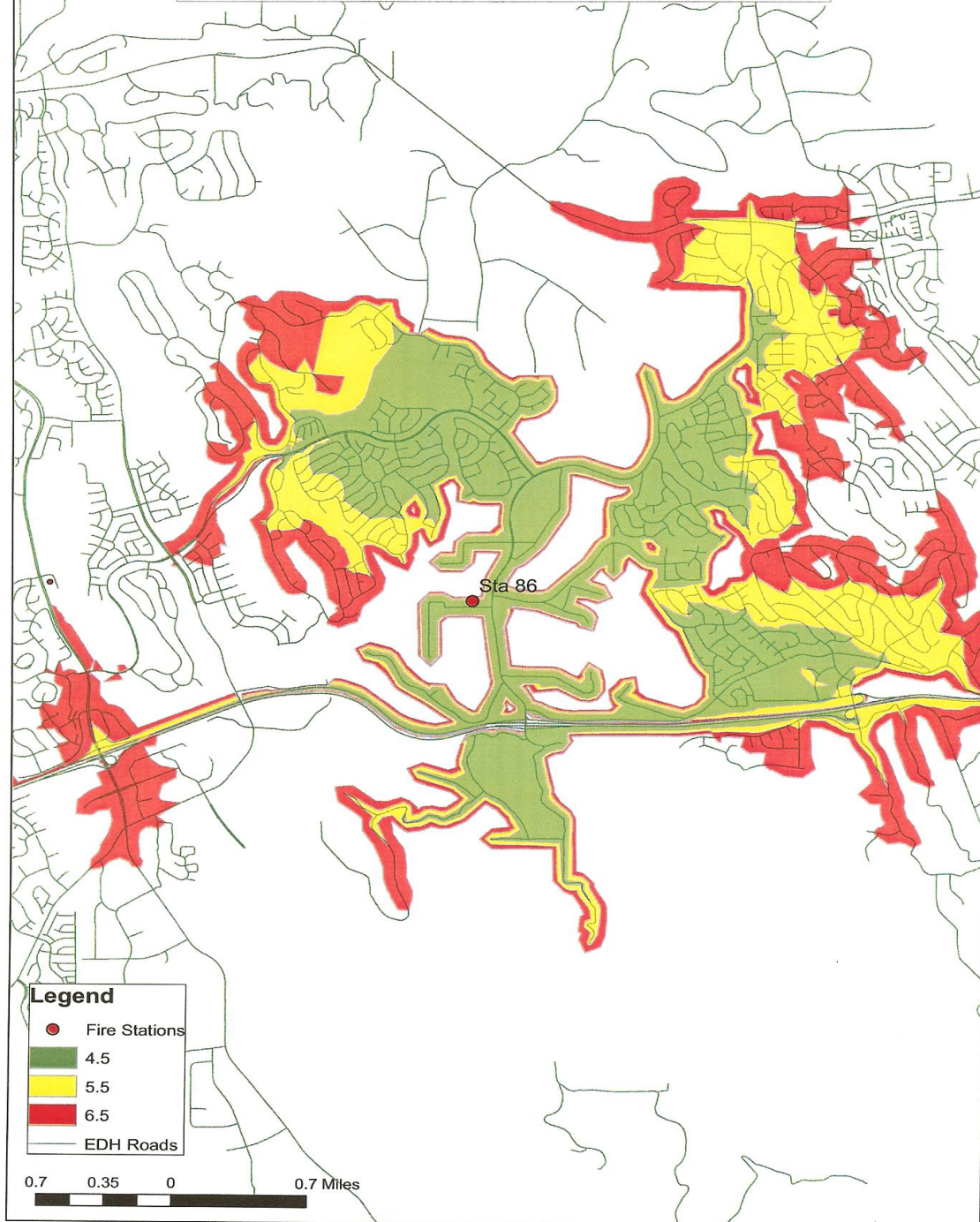




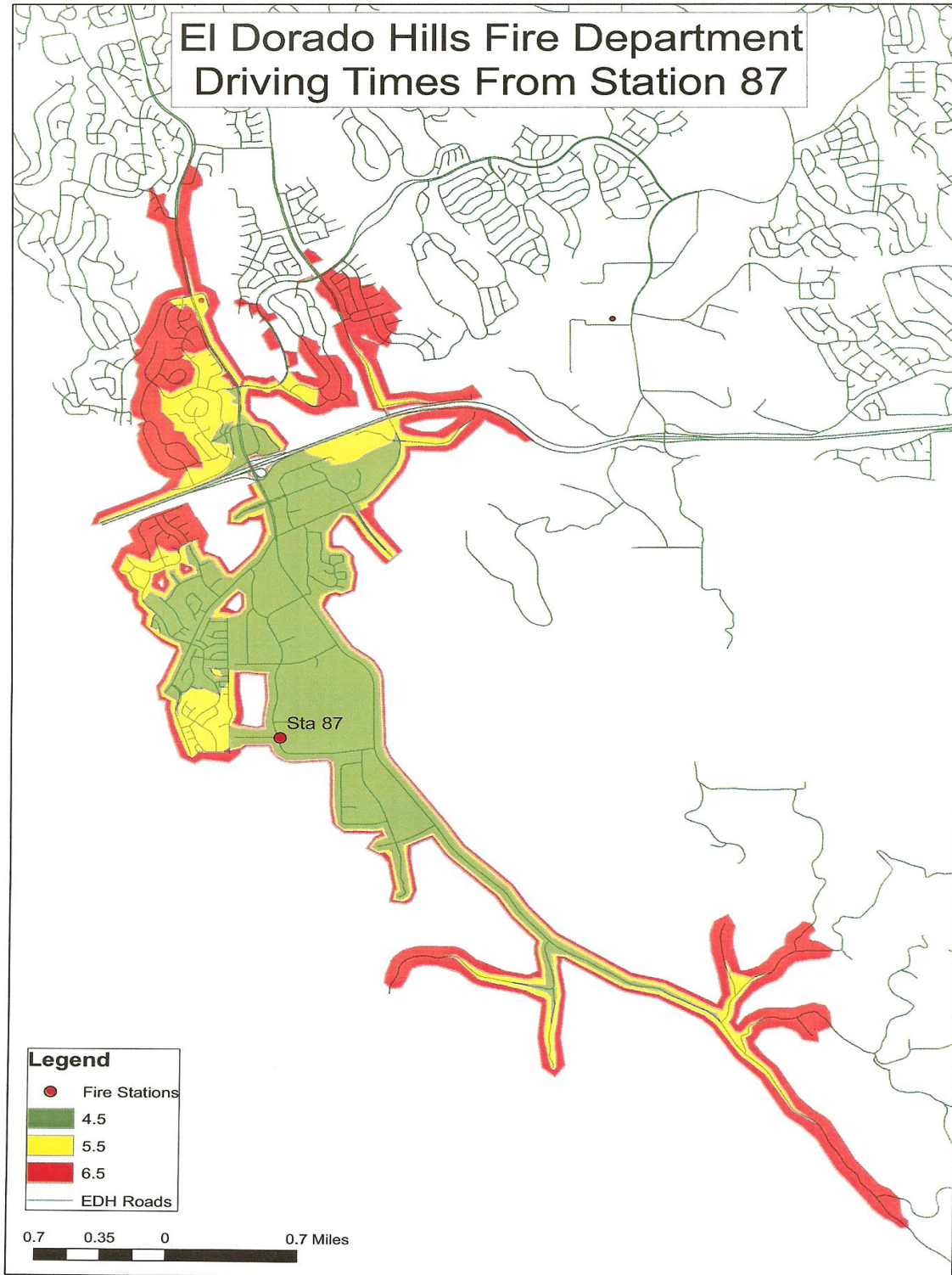
El Dorado Hills Fire Department  
Driving Times From Station 85



# El Dorado Hills Fire Department Driving Times From Station 86









**REVENUE  
INFORMATION**

## **REVENUE**

Over the past five years, the District has experienced a decrease in property taxes on an average of two percent (2%) per year. However, based upon the County projections, the District will experience an increase of 1.5% in tax revenue in fiscal year 2013/14. The decline in tax revenue over the past five years was due to the economic downturn and lack of residential and commercial development and appears to be turning around at this time.

The Development Fee imposed on all new development pays its percentage share of capital expenditures necessitated by the growth in the community. (See Development Fee Discussion at Pages 27-29.)

## **DEVELOPMENT FEES**

As more fully detailed throughout the Five-Year Plan, the following capital expenditures are projected to occur during the five-year period commencing in year 2013/2014 and concluding in 2017/2018 as a result of new development.

<b>FACILITIES</b>						
Year	Facility Planned	Cost	Percent Attrib. to Dev.	Year in Plan	Cost Attributed to Development	Cost paid for from General Reserve
2004 – 2005	Acquire property for Training Facility	\$2,775,000	75%	2005	\$2,081,250	\$693,750
2010 – 2015	Design and construction of Training Facility, Driving Course, Training Tower	\$10,000,000	75%	2005	\$7,500,000	\$2,500,000
2010 – 2015	Design and construction of new Station 84 (Francisco)	\$4,000,000	50%	2008	\$2,000,000	\$2,000,000
2013- 2015	Rescue Squad	\$175,000	50%	2013	\$87,500	\$87,500
<b>OTHER THAN FACILITIES</b>						
2010- 12	Facility Master Plan	75,000	100%	2010	\$ 75,000	\$ 0
<b>Total Facilities / Other</b>		<b>\$17,025,000</b>			<b>\$11,743,750</b>	<b>\$5,281,250</b>

Note: "Portion attributed to new development" indicates that the need for the item is not entirely attributable to new development. Each of these items is attributed to new development based upon the proportion of population contributed by new development versus existing population and the fact that certain expenditures become necessary only when certain population thresholds are met.

The District is committed to maintaining the level of service provided to existing residents within its jurisdiction. Development Impact Fees are imposed by the District to cover the costs of facilities and equipment necessary to mitigate the impacts of new development and to ensure that existing service levels are not compromised. The District intends to maintain its existing level of service by maintaining response times to incidents, maintaining the existing personnel to population ratio, acquiring and constructing properly located Fire Stations to house required personnel and to respond to emergencies over an expanding geographical area of development, maintaining the training level and response capability of an expanding number of personnel, acquiring and equipping the number and types of emergency response apparatus and equipment to effectively respond to a wide range of incidents, and such other measures, which in the opinion of the Chief and Board of Directors, may be necessary to continue to provide fire and emergency medical response and related services to the citizens of El Dorado Hills.

The District is uniquely situated within an urban-wildland interface area of the Sierra-Nevada foothills. A major interstate freeway bisects the district. Folsom Lake and the American River are major recreational attractions within the District. The District is located within one of the state's major growth areas and has experienced rapid growth over the last ten years. Despite such rapid development, significant portions of the District remain rural or semi-rural in nature. The combination of urban, semi-rural and rural developments within a single District, together with the foothill topography, the major interstate and the major recreation areas presents the District with a broad range of challenges. Throughout its history, the District has met those challenges and has built the necessary stations, purchased necessary apparatus and equipment, and staffed the District with adequate personnel. The collection of adequate Development Impact Fees has been crucial to the District meeting the challenges of rapid growth.

In order to ensure that the District can continue to maintain existing levels of service and meet the demands of continuing growth, it is necessary to update and expand stations and training facilities and acquire additional equipment as outlined in this Five Year Plan. The Five Year Plan has been developed by District staff based upon input from the Board of Directors and the public at duly noticed public hearings. The District holds an annual workshop, to which the public is invited, and at which the District's Five Year Plan is reviewed to ensure that it is adequate to meet future challenges facing the District. Additionally, each year the Board conducts public hearings upon the District's updated Five Year Plan. At those hearings, District staff presents and reviews the Five Year Plan and provides background information pertaining thereto. At a regular Board of Directors meeting, the District updates its Development Impact fee based upon the information contained in the Five Year Plan and the background information presented at the Board meetings.

By adopting this Five Year Plan based upon the information presented by the Chief, District staff, and the general public, the Board has determined that the additional facilities included within the Five Year Plan are necessary to maintain existing service levels within the District. By adopting the Development Impact Fee supported by the Five Year Plan, the Board of Directors has determined that the facilities (or portion of facilities) included within the Development Impact Fee calculation are necessary to mitigate the impacts of future growth and to maintain the existing levels of service to both existing and future residents. While the District's current facilities and equipment

would not be sufficient to accommodate future growth nor mitigate the impacts thereof, it is undoubtedly true that some measure of excess capacity exists. Other jurisdictions account for this excess capacity and include within their Development Fee calculations the replacement cost of portions of existing facilities to the extent such capacity may serve future development. This Five Year Plan and Development Fee do not include such facilities or equipment. The facilities and equipment included within this Development Fee calculation are limited to future facilities and to recently completed facilities funded through general reserve borrowing, the repayment of which shall be generated by Development Fees. These facilities will remain in the plan until the intra-fund borrowing has been repaid.

The District has historically imposed its Development Impact Fee upon a "per dwelling unit" analysis, through which the total cost of facilities and equipment required to mitigate the impacts of new growth were divided by the projected number of "equivalent dwelling units" to establish a per dwelling unit fee. The per dwelling unit fee was then converted for commercial and industrial application by dividing the per dwelling unit fee by the average dwelling unit size to arrive at a per square foot fee. With the adoption of this Five Year Plan and the 2006 Development Impact Fee, the District modified the Development Fee calculation. Based upon input from the balance of the El Dorado County Fire Districts and consistent with the approach of Sacramento Metropolitan Fire District, the District intends to impose its Development Impact Fee upon a square footage basis for both commercial and residential applications. This change is made to more accurately spread the costs of required facilities and equipment between different types of development, and between different sized structures. In the past, a 1,200 square foot, two bedroom home was required to pay the same impact fee as a 7,000 square foot, six-bedroom home. Additionally, average home size, upon which the commercial fee was based, was assumed at 1,800 square feet based upon 1980s development, while actual average home size has grown to approximately 3,900 square feet over the last several years. With the change to a per square foot fee basis, the costs of necessary facilities will be more appropriately calculated and imposed. The District recognizes that relative ability to pay the Development Impact fee cannot be a basis upon which to calculate the fee and adoption of a per square foot fee is not based upon such principles.

It is the judgment of the District, based upon experience within the District and based upon similar methodologies employed by other agencies, that imposition of the Development Impact Fee on a per square foot basis is justified. Factors considered in arriving at this determination include, without limitation, the following:

By definition, larger homes have greater combustible space than smaller homes and require greater fire flow, and consequently, greater numbers of personnel and equipment are needed to respond to fire emergencies and perform both search and rescue as well as firefighting operations.

Larger homes have the capacity of housing greater numbers of inhabitants, thereby increasing the likelihood of calls for service, particularly for medical aid.

Larger homes and larger commercial buildings may require special apparatus to adequately respond to emergencies, given the mass and height of individual structures and the topography of the District.

Larger homes may have additional features not common to smaller structures, such as multiple fireplaces or multiple kitchens which may contribute to increased calls for service.

The District recognizes that not every large home will ultimately generate greater demands than a smaller home. However, the very purpose and responsibility of the District is to prepare for the worst case scenario and ensure that adequate facilities and equipment are available, and that personnel are adequately trained to respond to every emergency. The facilities and equipment included within this plan and the Development Impact Fee calculations have been determined to be necessary to address the impacts of new development. It is the judgment of the District that the costs of such facilities and equipment are most accurately spread among the generators of the impacts based upon the size of the structures developed.

The District's 2013 Development Impact Fee is therefore based upon the following formula:

The county-adopted formula for determining the development fee is to divide the projected capital expenditures that are related to the impact of growth by the projected number of dwelling units and commercial development over a five-year period.

$$\frac{\text{Capital Expenditures}}{\text{Residential/Commercial Square Footage}} = \text{Development Fee per square foot}$$

The total cost of necessary facilities directly attributable to new development based upon the adopted Five Year Plan is \$11,743,750. The projected number of square footage for commercial development over the Five Year Plan is 750,000 and residential square footage is 8,299,000 for a total of 9,049,000. By dividing \$11,743,750 by 9,049,000, the District determines that a Development Impact Fee in the amount of \$1.29 per square foot is justified. While the Development Fee is calculated at \$1.29 per square foot, the Board of Directors has elected to continue to assess \$1.16 per square foot with the remainder to be recuperated from the General Reserve.

The Development Fee may be adjusted upward or downward in future years in connection with the annual review of development fees as the Five Year Plan is modified and the actual expenditure and growth numbers replace projected numbers.

If development occurs at a rate slower than that projected, fee collections will be delayed and facilities and/or apparatus acquisitions will be adjusted accordingly.

REVENUE / BUDGET FORECAST						
YEAR 2013 to 2018						
REVENUE FORECAST			BUDGET FORECAST			
YEAR	SOURCE	REVENUE		SOURCE	EXPENSES	BALANCE
Actual			Actual			
2010/11	PROPERTY TAXES	12,002,181		SALARIES/WAGES	13,386,059	
	INTEREST/JPA REVENUE	1,204,584		OPERATIONS	1,058,299	
	DEVELOPMENT FEES	382,159		FIXED ASSETS	1,010,801	
	GRANT FUNDS	61,296		CAPITAL RESERVE	-	
	MISC.	141,361				
	TOTAL REVENUE	13,791,581		TOTAL BUDGET	15,455,159	(1,663,578)
Actual			Actual			
2011/12	PROPERTY TAXES	11,861,078		SALARIES/WAGES	11,739,057	
	INTEREST/JPA REVENUE	1,133,092		OPERATIONS	1,032,133	
	DEVELOPMENT FEES	695,722		FIXED ASSETS	144,617	
	GRANT FUNDS	-		PERS Expense for Side Fund Payoff	1,094,218	
	OES	38,639				
	MISC.	168,052				
	TOTAL REVENUE	13,896,583		TOTAL BUDGET SPENT	14,010,025	(113,442)
Actual (Not final)			Actual (Not final)			
2012/13	PROPERTY TAXES	11,931,830	0.50%	SALARIES/WAGES	11,412,356	
	INTEREST/JPA REVENUE	1,012,576		OPERATIONS	1,463,698	
	DEVELOPMENT FEES	1,062,498		FIXED ASSETS (Training Facility)	1,255,069	
	GRANT FUNDS	-		PERS Expense for Side Fund Payoff	659,573	
	MISC. / OES / Prev Fees	327,488				
	TOTAL REVENUE	14,334,392		TOTAL BUDGET	14,790,696	(456,304)
Budgeted (estimate)			Budgeted (estimate)			
2013/14	PROPERTY TAXES	12,102,681	1.48%	SALARIES/WAGES (Prelim)	12,148,368	6.50%
	INTEREST/JPA REVENUE	1,075,000		OPERATIONS (Prelim)	1,412,994	Neg%
	DEVELOPMENT FEES	500,000		FIXED ASSETS (Eng/Station 84/Rescue)	5,020,900	
	GRANT FUNDS	-			-	
	MISC. / OES / Prev Fees	385,000				
	TOTAL REVENUE	14,062,681		TOTAL BUDGET	18,582,262	(4,519,581)
Projected			Projected			
2014/15	PROPERTY TAXES	12,344,735	2%	SALARIES/WAGES	12,512,819	3%
	INTEREST/JPA REVENUE	1,000,000		OPERATIONS	1,441,254	2%
	DEVELOPMENT FEES	500,000		FIXED ASSETS	200,000	
	GRANT FUNDS	-				
	MISC. / OES / Prev Fees	385,000				
	TOTAL REVENUE	14,229,735		TOTAL BUDGET	14,154,073	75,662
2015/16	PROPERTY TAXES	12,591,629	2%	SALARIES/WAGES	12,763,075	2%
	INTEREST/JPA REVENUE	1,000,000		OPERATIONS	1,470,079	2%
	DEVELOPMENT FEES	500,000		FIXED ASSETS	200,000	
	GRANT FUNDS	-				
	MISC. / OES / Prev Fees	385,000				
	TOTAL REVENUE	14,476,629		TOTAL BUDGET	14,433,154	43,475
2016/17	PROPERTY TAXES	12,969,378	3%	SALARIES/WAGES	13,018,337	2%
	INTEREST/JPA REVENUE	1,000,000		OPERATIONS	1,499,481	2%
	DEVELOPMENT FEES	500,000		FIXED ASSETS	200,000	
	GRANT FUNDS	-				
	MISC. / OES / Prev Fees	385,000				
	TOTAL REVENUE	14,854,378		TOTAL BUDGET	14,717,817	136,561
2017/18	PROPERTY TAXES	13,358,460	3%	SALARIES/WAGES	13,278,704	2%
	INTEREST/JPA REVENUE	1,000,000		OPERATIONS	1,529,470	2%
	DEVELOPMENT FEES	500,000		FIXED ASSETS	200,000	
	GRANT FUNDS	-				
	MISC. / OES / Prev Fees	385,000				
	TOTAL REVENUE	15,243,460		TOTAL BUDGET	15,008,174	235,286
NOTES:						
Development Fees will be used to pay for Capital Assets or pay back Reserve						
OES Overtime/JPA Exepnditures are included in Salaries and Wages						

Updated: 9-12-2013 Five Year Plan

## **ASSUMPTIONS**

### **REVENUE**

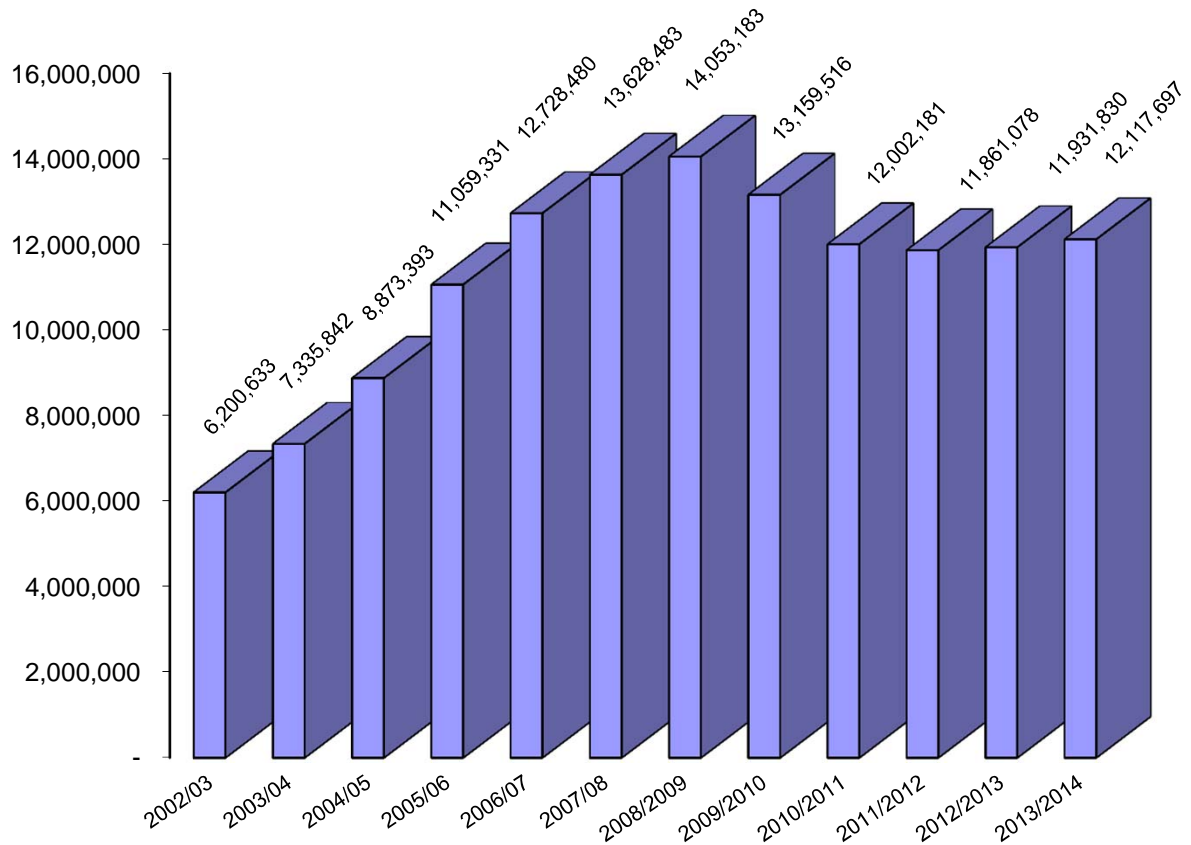
1. Property Tax/Revenue is calculated as follows:
  - A. Minimal growth at two percent (2%) in property taxes or revenue is projected for the next two years, 2014/15 and 2015/16.
  - B. A three percent (3%) growth in property tax is projected for the following two years, 2016/17 and 2017/18. It also includes a 0% growth in miscellaneous revenue.
2. The Development Fee is based upon the projected number of homes and commercial buildings to be constructed over the life of the plan.
3. The interest projection is based on a minimum of \$10,000,000 in L.A.I.F. calculated at 0.5%.

### **BUDGET**

1. Budget is the combined personnel and operational costs needed for one year. It does not include contingency funds, as this District does not generally use its contingency.
2. The salaries and benefits were increased two percent (2%) per year to cover in-house promotions, step increases, annual salary increases and benefit cost increases.
3. Operational expenses exclusive of salaries and benefits were also increased two percent (2%) per year.
4. It is assumed that all expenditures over tax revenue will be paid out of reserve funds.



## PROPERTY TAX REVENUE



### YEAR      PERCENTAGE OF GROWTH

02/03	21.00%
03/04	18.40%
04/05	21.00%
05/06	24.50%
06/07	15.00%
07/08	7.00%
08/09	3.00%
09/10	-6.70%
10/11	-8.00%
11/12	-1.00%
12/13	0.5%
13/14	1.50%

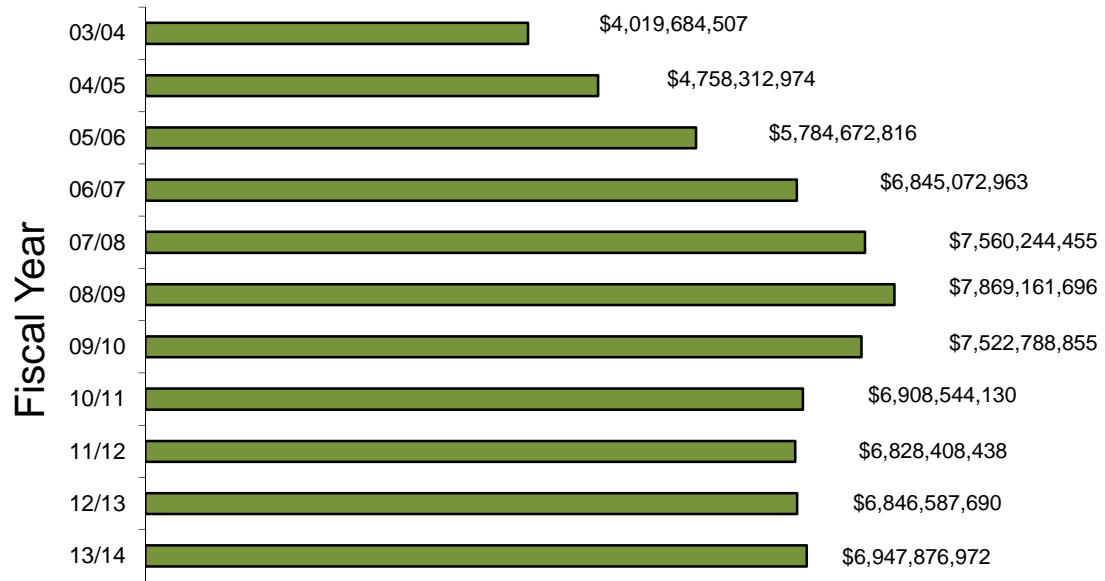
#### 5 YEAR AVERAGE

-3.0%

#### 10 YEAR AVERAGE

5.5%

## District Assessed Value



<u>YEAR</u>	<u>PERCENTAGE OF GROWTH</u>
03/04	18.15%
04/05	18.38%
05/06	21.55%
06/07	18.33%
07/08	10.45%
08/09	4.10%
09/10	-4.40% (negative)
10/11	-8.20% (negative)
11/12	-1.16% (negative)
12/13	0.27%
13/14	1.48%

**DEVELOPMENT FEE**

**RESOLUTION**

**EL DORADO HILLS COUNTY WATER DISTRICT  
RESOLUTION 2013-09  
RESOLUTION ADOPTING DEVELOPMENT FEES**

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

**WHEREAS**, new development will enjoy the benefits of existing facilities and equipment and will result in the need for additional facilities and equipment to maintain existing levels of service; and

**WHEREAS**, the District's Annual Report and the annually adopted Five Year Plan provide, among other things, a report regarding existing facilities and equipment, call loads and response times, and a projection of future growth, the impacts associated therewith, and the facilities and equipment, which in the professional opinion of the District, will be necessary to serve projected growth while maintaining existing levels of service; and

**WHEREAS**, existing levels of service within the District are measured, among other ways, in terms of emergency response times, firefighter to population ratios, facility and apparatus capacities and capabilities, training and readiness standards, and the types and quality of services provided; and

**WHEREAS**, in order to maintain existing levels of service, new development must contribute development fees toward the cost of acquiring additional facilities and equipment necessary to mitigate the impacts of growth and maintain the existing levels of service; and

**WHEREAS**, California Government Code Section 66000 et. seq., and El Dorado County Ordinance No. 3391 allow the District to impose development fees to mitigate the impacts of new development; and

**WHEREAS**, since 1987, the District has collected development fees as a necessary element of its financial ability to serve the needs of a growing District; and

**WHEREAS**, the Board has reviewed the financial plans and facilities plans of the District, including the Five Year Plan adopted October 17, 2013, and the staff report pertaining hereto, and has determined it to be necessary to continue the collection of said fees in the amount set forth hereinbelow; and

**WHEREAS**, the Board provided an opportunity for public comment upon the Five Year Plan at its August 2013 Board of Directors Meeting, and at this meeting and has conducted a public hearing as required by law prior to adopting the Development Fees contemplated hereby; and

**WHEREAS**, after considering input from District staff and the public and the information contained in the Annual Report and the Five Year Plan, and based upon the experience

and judgment of members of the Board of Directors, the District hereby adopts the following resolution;

**NOW, THEREFORE, BE IT RESOLVED** that there be continued in effect a development fee as a condition of any building permit for the development of any residential, commercial, institutional, or industrial use within the El Dorado Hills County Water District.

#### **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, church purposes, to the extent 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: \$1.16 per square foot

Commercial, Industrial,  
Institutional Buildings: \$1.16 per square foot

**Section 3. Credit for Fees Paid.** If Mitigation Fees were previously paid to the District by the developer or his predecessor for parcel splits within the District, the fee herein described shall be waived up to the amount previously paid.

**Section 4. Determination of Fee.** The development fee as defined herein has been determined by totaling the District's projected cost of apparatus and facilities needs caused by new development, divided by the total projected square footage of residential, industrial, commercial and institutional building over the next five (5) years. The imposition of Development Impact fees upon a square footage basis is determined to be the most fair and accurate allocation of costs to be incurred to mitigate the impacts of growth, given the greater demands occasioned by larger structures due to, among other factors, greater combustible space, greater potential occupancies, greater fire flow requirements, and greater manpower and equipment requirements in emergency situations.

**Section 5. Development Expenditures Limitations.** The development fees collected by the El Dorado Hills County Water District shall be kept in a separate fund and used to provide additional facilities and equipment to maintain the existing levels of service within the District as detailed in the District's Five Year Plan; provided, however, funds collected from residential construction for facilities may only be used if an account has been established and funds appropriated for such and for which the District has adopted a proposed construction schedule or

plan or said fees are used to reimburse the District for expenditures previously made. The facilities, apparatus, equipment and fee methodology are more fully detailed in the District's Five-Year Plan, which is annually reviewed, updated and adopted by the District Board of Directors.

**Section 6. Appeals.** Any person may appeal the imposition of these development fees by filing a statement of appeal outlining the facts and circumstances which the appellant believes are sufficient to justify the waiver of development fees as applied to the appellant's property. The District's Board of Directors will consider the appeal at its next Board of Directors meeting scheduled not less than seventy-two (72) hours from and after receipt of the written appeal.

The foregoing resolution was duly passed and adopted by the Board of Directors of the El Dorado Hills County Water District at a meeting of said Board held on the 17th day of October, 2013 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

---

Connie L. Bair, Secretary

---

Greg Durante, President