



**EL DORADO COUNTY FIRE PROTECTION DISTRICT
SPECIAL BOARD MEETING
October 15, 2026**

Director Connelly
1800 Lowrie Street
Pittsburgh, PA 15212

AGENDA

<https://us02web.zoom.us/j/86478265994?pwd=gg0zzd3qbLZ321yYqM3bxKXqaiNSck.1&mynotes=on>

Meeting chat link
<https://us02web.zoom.us/jc/86478265994>

Meeting ID: 864 7826 5994
Passcode: 697160

One tap mobile
1(669)444-9171

Mike Connelly (Div. 1)
Mickey Kaiserman (Div. 2)
Kenny Voegel Jr. (Div. 3)

Lloyd Ogan (Div. 4)
Lloyd Rutherford (Div. 5)
Paul Gilchrest (Div. 6)
Michael Pettibone (Div. 7)

9:30 A.M. OPEN SESSION

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PLEDGE OF ALLEGIANCE:**
4. **APPROVE AGENDA:**
5. **CONSENT CALENDAR:**
(All items approved on a single vote except those pulled for individual discussion and action).

A. Minutes: September 17, 2026, Special Board Meeting

B. Claim Payments/Deposits:

<u>ECF Claims:</u>	<u>Deposits:</u>
\$56,924.95	\$8,045.52
\$124.91	\$5,714.48
\$16,343.89	\$2,880.00
\$1,676.18	\$11,766.50
\$700.00	\$64,486.22
\$734.08	\$12,318.43
\$98.75	\$11,330.57
\$17,989.10	
\$5,858.00	
\$53,476.20	
\$1,190.00	
\$1,926.18	
\$12,942.93	
\$700.00	
\$85,340.14	
\$1,819.34	
\$60,581.22	
\$455.67	
\$1,002.00	
\$3,786.60	
\$13,391.06	
\$200,009.65	

6. **PUBLIC COMMENT:**

(Any person wishing to address the Board on any item that is not on the agenda may do so at this time. Public comments are limited to three minutes per person.)

7. **DEPARTMENTAL MATTERS:**

- A. **Administrative** – Resolution 2026-24 – El Dorado County Fire CFD No. 1 Annexation No. 3
 - Discuss/Review/Action
- B. **Administrative** – Resolution 2026-25 – Changing the Regular Board Meeting Time to 9:00 AM and Amending Board Policies 5010 and 1310
 - Discussion/Review/Action
- C. **Administrative** – Designation of EPIC Insurance Brokers & Consultant as Retail Broker of Record for the District’s JPRIMA Insurance Policy
 - Discuss/Review/Action
- D. **Administrative** – Adoption of Amended Conflict of Interest Code
 - Discuss/Review/Action
- E. **Administrative** – Lease Agreement with Global Medical Response, Inc. for Crew Quarters at Station 21
 - Discuss/Review/Action
- F. **Operational** – Surplus Equipment – Utility 23
 - Discuss/Review/Action
- G. **Administrative** – Resolution 2026-26 – Approving the Annual Reports and Five-Year Findings Reports for the Fire Impact Fee Programs
 - Discuss/Review/Action

H. Administrative – Resolution 2026-27 – Approving the Annual Report and Five-Year Findings Report for the Fire Development Impact Fee Program – City of Placerville

- Discuss/Review/Action

8. BOARD MATTERS:

A. Board of Directors Compensation under District Policy 4030

- Discuss/Review/Action

B. District-Issued iPads for the Board of Directors

- Discuss/Review/Action

9. CORRESPONDENCE AND COMMUNICATION:

- Fire Engine Response Statistics.
- Medic Unit Response Statistics.

10. FIRE CHIEF'S REPORT:

11. BOARD COMMENTS:

12. FUTURE AGENDA ITEMS:

Next regularly scheduled Board Meeting, November 19, 2026.

13. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability related modification or accommodation to participate in this meeting, then please contact Fire Chief Brad Gates by telephone at 530-644-9630 or by fax 530-644-9636. Requests must be made as early as possible and at least one full business day before the start of the meeting.

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
BOARD MEETING**

September 17, 2026

9:00 A.M. Closed Session

9:30 A.M. Open Session

9:00 A.M. OPEN SESSION

PUBLIC COMMENT:

Any person wishing to address the Board on any item on the closed session portion of the agenda may do so at this time.

9:35 A.M. CLOSED SESSION

- A. Conference With Labor Negotiators
Agency Designated Representative: Fire Chief
El Dorado County Fire Professional Firefighters Association – Local 3556
The Management Employees Association
The Non-Safety Employees Association

9:30 A.M. OPEN SESSION

1. CALL TO ORDER:

Director Kaiserman called the meeting to order at 9:30 A.M

2. ROLL CALL:

Present: Kaiserman, Ogan, Connelly, Vogele, Pettibone, Gilchrest
Absent: Rutherford

3. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

4. APPROVE AGENDA:

It was moved by Director Connelly and seconded by Director Vogele to approve the agenda as presented. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Connelly, Vogele, Pettibone, Gilchrest
Noes: None
Absent: Rutherford

5. CONSENT CALENDAR:

(All items approved on a single vote except those pulled for individual discussion and action)

A. Minutes: August 20, 2026, Board Meeting

B. Purchasing Policy

C. Remote work Policy

D. Claim Payments/Deposits:

E. ECF Claims: Deposits:

\$1,559.22 \$12,061.33

\$447.18 \$8,804.91

\$15,754.74 \$68,490.30

\$122,259.25 \$9,379.80

\$4,622.29 \$9,620.69

\$4,663.48 \$11,516.18

\$10,249.44

\$4,328.06

\$1,035.00

\$30,354.50

\$1,454.00

\$53,619.32

\$5,829.35

\$60,176.13

\$215,376.51

It was moved by Director Ogan and seconded by Director Connelly to approve the Consent Calendar as amended. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Connelly, Vogeles, Pettibone, Gilchrist

Noes: None

Absent: Rutherford

6. PUBLIC COMMENT:

(Any person wishing to address the Board on any item that is not on the agenda may do so at this time. Public comments are limited to five minutes per person).

No public comment.

7. REPORT OUT OF CLOSED SESSION:

A. Conference With Labor Negotiators

Agency Designated Representative: Fire Chief

El Dorado County Fire Professional Firefighters Association – Local 3556

The Management Employees Association

The Non-Safety Employees Association

It was moved by Director Ogan and seconded by Director Pettibone to approve the side letters with both the El Dorado County Fire Professional Firefighters Association – Local

3556 and The Non-Safety Employees Association. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Connelly, Vogeles, Pettibone
Noes: None
Absent: None
Abstain: Gilchrest

8. DEPARTMENTAL MATTERS:

A. Administrative – FY 2024/2025 Audit

- Discuss/Review/Action

It was moved by Director Ogan and seconded by Director Pettibone to approve Fiscal Year 2024/2026 Audit. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Pettibone, Vogeles, Connelly, Gilchrest
Noes: None
Absent: Rutherford

B. Administrative – Resolution 2026-21 – Fiscal Year 2026/2027 Final Budget

- Discuss/Review/Action

It was moved by Director Gilchrest and seconded by Director Ogan to approve Resolution 2026-21 – Fiscal Year 2026/2027 Final Budget. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Pettibone, Vogeles, Connelly, Gilchrest
Noes: None
Absent: Rutherford

C. Administrative – Resolution 2026-22 4th Amendment to the JPA Agreement

- Discuss/Review/Action

It was moved by Director Pettibone and seconded by Director Connelly to approve Resolution 2026-22 – 4th Amendment to the JPA Agreement. The motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Pettibone, Vogeles, Connelly, Gilchrest
Noes: None
Absent: Rutherford

D. Administrative – Resolution 2026-23 – Establishing a Designated General Reserve Account

- Discuss/Review/Action

It was moved by Director Vogeles and seconded by Director Connelly to approve the Resolution 2026-23 – Establishing a Designated General Reserve Account. Motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Connelly, Voge, Pettibone, Gilchrest
Noes: None
Abstain: None
Absent: Rutherford

- E. **Operational – Surplus of Equipment**
• Discuss/Review/Action

It was moved by Director Pettibone and seconded by Director Voge to approve the Surplus of Equipment as presented. Motion was passed by the following vote:

Ayes: Kaiserman, Ogan, Connelly, Voge, Pettibone, Gilchrest
Noes: None
Abstain: None
Absent: Rutherford

9. **BOARD MATTERS:**

10. **CORRESPONDENCE AND COMMUNICATION:**

- Fire Engine Response Statistics.
- Medic Unit Response Statistics.

11. **FIRE CHIEF’S REPORT:**

The Board received and filed the Fire Chiefs Report for September 17, 2026.

12. **BOARD COMMENTS:**

Connelly: No Comment

Ogan: No Comment

Kaiserman: No Comment

Voge: No Comment

Rutherford: Absent

Gilchrest: No Comment

13. **FUTURE AGENDA ITEMS:**

Next regularly scheduled Board Meeting – October 15, 2026

14. **ADJOURNMENT:** *At 11:03 A.M. it was moved by Director Ogan and seconded by Director Connelly to adjourn; all in favor.*

EL DORADO COUNTY FIRE FINANCE REPORT

1. Fire Operations Budget Summary
2. District Claims Submitted for Payment

District Claims:

- \$56,924.95
- \$124.91
- \$16,343.89
- \$1,676.18
- \$700.00
- \$734.08
- \$98.75
- \$17,989.10
- \$5,858.00
- \$53,476.20
- \$1,190.00
- \$1,926.18
- \$12,942.93
- \$700.00
- \$85,340.14
- \$1,819.34
- \$60,581.22
- \$455.67
- \$1,002.00
- \$3,786.60
- \$13,391.06
- \$200,009.65

District Deposits:

- \$8,045.52
- \$5,714.48
- \$2,880.00
- \$11,766.50
- \$64,486.22
- \$12,318.43
- \$11,330.57

District Reserve Funds:

Fund Balance -	\$7,992,524.55
City of Placerville Dev. Fees -	\$891,337.09
Development Fees – County -	\$897,350.11
CERBT – OPEB Account -	\$3,233,502.22

Diamond Springs Reserve Funds:

Fund Balance -	\$3,286,151.13
Development Fees -	\$1,318,404.61
CFD Funds -	\$799,481.31

EL DORADO COUNTY FIRE PROTECTION DISTRICT					
Fire Operations Budget Summary 2026-2027					
July 1, 2026 Through September 30, 2026 25% Expended					
Sub	Revenues / Sources	Final Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Collected
	<i>Carry-over funds from previous year</i>				
100	Property Taxes-Secured (current year)	\$18,382,482.00	\$65,351.15	(\$18,317,130.85)	0%
110	Property Taxes-Unsecured (current)	\$334,316.00	\$300,312.11	(\$34,003.89)	90%
140	Supplemental Property Taxes-Current	\$271,551.00	\$45,383.55	(\$226,167.45)	17%
174	Tax: Timber Yield	\$72.00	\$0.00	(\$72.00)	0%
342	Fund Balance (Measure S Fund Transfer St. 28)	\$138,040.00	\$0.00	(\$138,040.00)	0%
820	State Homeowners Property Tax Relief	\$98,637.00	\$0.00	(\$98,637.00)	0%
	<i>Prior Years Property Taxes</i>				
120	Property Taxes-Prior Secured	(\$2,765.00)	\$0.00	\$2,765.00	0%
130	Property Taxes-Prior Unsecured	\$7,678.00	\$2,089.25	(\$5,588.75)	27%
150	Supplemental Property Taxes-Prior	\$42,661.00	(\$4,219.32)	(\$46,880.32)	-10%
360	Taxes-Penalties	\$9,835.00	\$2,503.27	(\$7,331.73)	25%
	<i>Voter Approved Special Taxes</i>				
175	Direct Assessment	\$616,741.00	\$4,176.46	(\$612,564.54)	1%
1310	Fire Suppression (Shingle Springs)	\$5,262.00	\$150.00	(\$5,112.00)	3%
	<i>Other Fees & Service Reimbursements</i>				
881	Federal/State Reimbursements	\$200,000.00	\$8,883.32	(\$191,116.68)	4%
400	Interest	\$126,869.00	\$23,679.96	(\$103,189.04)	19%
1100	Station 17 Lease Payment	\$197,268.00	\$15,084.00	(\$182,184.00)	8%
1400	Inspection Fee's	\$145,000.00	\$44,470.25	(\$100,529.75)	31%
1401	Plan Review Fee's	\$200,000.00	\$33,751.80	(\$166,248.20)	17%
1686	Ambulance Admin Reimbursement (1686)	\$562,674.00	\$114,659.01	(\$448,014.99)	20%
1740	Charges For Services/Training	\$75,000.00		(\$75,000.00)	0%
1744	Misc: Inspection or Services VHR	\$43,225.00	\$5,850.00	(\$37,375.00)	14%
1940	Miscellaneous	\$27,000.00	\$16,016.34	(\$10,983.66)	59%
1942	Misc: Reimbursement - First Responder Fee	\$450,000.00	\$112,299.06	(\$337,700.94)	25%
1947	Insurance Refunds & Safety Funds	\$5,000.00	\$2,931.40	(\$2,068.60)	59%
2000	Sale of Fixed Assets	\$50,000.00	\$20,250.00	(\$29,750.00)	41%
1207	Shingle Springs Rancheria	\$721,940.00	\$0.00	(\$721,940.00)	0%
1800	Interfund Rev: Service Between Fund Types	\$100,000.00	\$0.00	(\$100,000.00)	0%
	Total Revenue	\$22,808,486.00	\$813,621.61	(\$21,894,864.39)	3.57%

EL DORADO COUNTY FIRE PROTECTION DISTRICT					
Fire Operations Budget Summary 2025-2026					
July 1, 2026 Through September 30, 2026 25% Expended					
Sub	Salaries & Benefits Expenditures / Uses: Class I	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
3000	Salaries and Wages	\$7,667,554.00	\$1,319,322.87	(\$6,348,231.13)	17%
3001	Directors/Apprentice FF/Prevention Consultants	\$25,000.00	\$1,100.00	(\$23,900.00)	4%
3002	Overtime	\$2,032,628.00	\$484,784.87	(\$1,547,843.13)	24%
3004	Other Compensation	\$816,791.00	\$116,060.22	(\$700,730.78)	14%
3020	Retirement	\$3,795,080.00	\$2,854,145.55	(\$940,934.45)	75%
3021	OASDI	\$987.50	\$68.20	(\$919.30)	7%
3022	Medicare	\$155,478.00	\$27,078.20	(\$128,399.80)	17%
3040	Health & Dental	\$2,273,621.00	\$840,480.90	(\$1,433,140.10)	37%
3041	Unemployment Insurance	\$5,000.00	\$0.00	(\$5,000.00)	0%
3042	Long Term Disability & Volunteer Program	\$24,442.00	\$5,655.00	(\$18,787.00)	23%
3043	Defer Comp Employer Share	\$108,627.00	\$19,553.37	(\$89,073.63)	18%
3044	Vision	\$15,000.00	\$5,788.13	(\$9,211.87)	39%
3060	Workman's Compensation Insurance	\$1,110,639.00	\$850,108.00	(\$260,531.00)	77%
	Total	\$18,030,847.50	\$6,524,145.31	(\$11,506,702.19)	36.18%

EL DORADO COUNTY FIRE PROTECTION DISTRICT					
Fire Operations Budget Summary 2026-2027					
July 1, 2026 Through September 30, 2026 25% Expended					
Sub	Expenditures / Uses: Class II	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
4022	Uniforms	\$10,000.00	\$4,653.12	(\$5,346.88)	47%
4040	Communications	\$242,663.00	\$14,841.48	(\$227,821.52)	6%
4060	Food	\$22,500.00	\$0.00	(\$22,500.00)	0%
4080	Warehouse Expenses	\$35,000.00	\$3,810.30	(\$31,189.70)	11%
4085	Refuse Disposal	\$32,125.00	\$2,595.44	(\$29,529.56)	8%
4087	Extermination	\$5,000.00	\$910.00	(\$4,090.00)	18%
4100	Insurance Premiums	\$260,800.00	\$87,489.25	(\$173,310.75)	34%
4140	Maintenance - Equipment	\$38,500.00	\$744.49	(\$37,755.51)	2%
4142	Maintenance - Radios	\$100,000.00	\$1,872.93	(\$98,127.07)	2%
4145	Maintenance - Equipment Parts	\$11,000.00	\$100.00	(\$10,900.00)	1%
4160	Maintenance - Vehicles	\$100,000.00	\$10,256.81	(\$89,743.19)	10%
4162	Maintenance - Vehicle Supplies	\$200,000.00	\$23,010.00	(\$176,990.00)	12%
4164	Maintenance -Tires & tubes	\$33,233.00	\$1,346.81	(\$31,886.19)	4%
4180	Maintenance - Buildings & Improvements	\$14,000.00	\$127.54	(\$13,872.46)	1%
4197	Building Supplies	\$15,000.00	\$2,536.25	(\$12,463.75)	17%
4200	Medical Supplies - JPA to Reimburse	\$0.00	\$2,536.25	\$2,536.25	0%
4220	Memberships	\$14,385.00	\$0.00	(\$14,385.00)	0%
4260	Office Expense	\$16,722.00	\$855.39	(\$15,866.61)	5%
4261	Postage	\$3,323.00	\$298.98	(\$3,024.02)	9%
4300	Professional & Specialized Services	\$534,943.00	\$86,776.08	(\$448,166.92)	16%
4304	Agency Administration	\$0.00	\$0.00	\$0.00	0%
4313	Legal Services -	\$40,000.00	\$1,197.00	(\$38,803.00)	3%
4324	Medical, Dental, & Lab Services	\$22,155.00	\$8,173.00	(\$13,982.00)	37%
4400	Publications & Legal Notices	\$1,055.00	\$32.50	(\$1,022.50)	3%
4420	Rent & Leases Equipment	\$17,724.00	\$2,083.90	(\$15,640.10)	12%
4461	Minor Equipment	\$5,904.00	\$0.00	(\$5,904.00)	0%
4462	Equipment: Computers	\$140,000.00	\$0.00	(\$140,000.00)	0%
4500	Special Departmental Expense	\$68,500.00	\$2,997.43	(\$65,502.57)	4%
4503	Instructor Reimbursement	\$5,000.00	\$0.00	(\$5,000.00)	0%
4507	Fire & Safety Supplies	\$23,500.00	\$0.00	(\$23,500.00)	0%
4539	Software License	\$127,542.00	\$22,512.90	(\$105,029.10)	18%
4536	Retirement Benefit	\$95,000.00	\$27,592.00	(\$67,408.00)	29%
4617	Staff Development	\$21,944.00	\$3,687.26	\$5,648.00	17%
4600	Transportation & Travel	\$0.00	\$0.00	\$0.00	0%
4606	Fuel Purchase - Bulk	\$275,000.00	\$37,046.02	(\$237,953.98)	13%
4700	Utilities	\$212,011.00	\$21,070.90	(\$190,940.10)	10%
	Total	\$2,744,529.00	\$371,154.03	(\$2,373,374.97)	14%

EL DORADO COUNTY FIRE PROTECTION DISTRICT					
Fire Operations Budget Summary 2026-2027					
July 1, 2026 Through September 30, 2026 25% Expended					
Sub	Expenditures: Class III	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
5060	Retirement/Interest of Other Long Term Debt	\$628,187.00	\$429,275.16	(\$198,911.84)	68%
5100	Interest	\$105,156.00	\$151,992.29	\$46,836.29	145%
	Total	\$733,343.00	\$581,267.45	(\$152,075.55)	79%
Sub	Fixed Assets - Class IV	Final Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
6020	Fixed Assets - Structures & Improvements	\$280,000.00	\$28,838.08	(\$251,161.92)	10%
6040	Fixed Assets - Apparatus/Equipment	\$545,000.00	\$151,101.46	(\$393,898.54)	28%
	Total	\$825,000.00	\$179,939.54	(\$645,060.46)	22%

EL DORADO COUNTY FIRE PROTECTION DISTRICT				
Final Fire Operations Budget Summary 2025-2026				
July 1, 2026 Through September 30, 2026 25% Expended				
	Final Budget 2026-2027	Expended 2026-2027	Over or (Under) Budget	Percentage Collected
Expenditures: Class III	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
Class I: Salaries/Benefits	\$18,030,847.50	\$6,524,145.31	(\$11,506,702.19)	36%
Class II: Service & Supplies	\$2,744,529.00	\$371,154.03	(\$2,373,374.97)	14%
Class III: Long Term Debt	\$733,343.00	\$581,267.45	(\$152,075.55)	79%
Class IV: Fixed Assets	\$825,000.00	\$179,939.54	(\$645,060.46)	22%
TOTALS	\$22,333,719.50	\$7,656,506.33	(\$14,677,213.17)	34%

EL DORADO COUNTY FIRE PROTECTION DISTRICT - JPA Fund					
JPA Budget Summary 2026-2027					
July 1, 2026 Through August 31, 2026 17% Expended					
Sub	Revenues / Sources	Final Budget 2026-2027	Collected 2026-2027	Over or Under Budget	Percentage Collected
	<i>Carry-over funds from previous year</i>				
1200	JPA Revenue (Billing)	\$7,678,799.00	\$238,557.29	(\$7,440,241.71)	3%
	Total Revenue	\$7,678,799.00	\$238,557.29	(\$7,440,241.71)	3.11%

EL DORADO COUNTY FIRE PROTECTION DISTRICT - JPA Fund					
JPA Budget Summary 2026-2027					
July 1, 2026 Through August 31, 2026 17% Expended					
Sub	Salaries & Benefits Expenditures / Uses: Class I	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
3000	Salaries and Wages	\$3,038,769.00	\$531,929.97	(\$2,506,839.03)	18%
3002	Overtime	\$903,806.00	\$270,064.71	(\$633,741.29)	30%
3004	Other Compensation	\$522,419.00	\$114,885.41	(\$407,533.59)	22%
3020	Retirement	\$1,956,369.00	\$1,316,614.78	(\$639,754.22)	67%
3021	OASDI	\$512.50	\$0.00	(\$512.50)	0%
3022	Medicare	\$44,522.00	\$13,107.02	(\$31,414.98)	29%
3040	Health & Dental	\$901,500.00	\$210,368.20	(\$691,131.80)	23%
3041	Unemployment Insurance	\$0.00	\$0.00	\$0.00	0%
3042	Long Term Disability & Volunteer Program	\$10,901.00	\$2,958.00	(\$7,943.00)	27%
3043	Defer Comp Employer Share	\$46,060.00	\$7,699.82	(\$38,360.18)	17%
3044	Vision	\$10,000.00	\$2,294.70	(\$7,705.30)	23%
3060	Workman's Compensation Insurance	\$348,074.00	\$351,272.00	\$3,198.00	101%
	Total	\$7,782,932.50	\$2,821,194.61	(\$4,961,737.89)	36.25%

EL DORADO COUNTY FIRE PROTECTION DISTRICT - JPA Fund JPA Budget Summary 2026-2027 July 1, 2026 Through August 31, 2026 17% Expended				
	Final Budget 2026-2027	Expended 2026-2027	Over or (Under) Budget	Percentage Collected
Expenditures: Class III	Budget 2026-2027	Expended 2026-2027	Over or Under Budget	Percentage Expended
Class I: Salaries/Benefits	\$7,782,932.50	\$2,821,194.61	(\$4,961,737.89)	36%
TOTALS	\$7,782,932.50	\$2,821,194.61	(\$4,961,737.89)	36%



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 9, 2026
AGENDA ITEM:	
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Jacob Poganski, Deputy Chief – Fire Marshal
THROUGH:	Brad Gates, Fire Chief
SUBJECT:	Approval of Annexation No. 3 into CFD No. 1 (Unincorporated Area); authorization to levy the special tax

RECOMMENDATION

Staff recommends that the Board of Directors:

- Adopt Resolution No. 2026-24 approving Annexation No. 3 of Assessor's Parcel Number 051-461-069-000 into Community Facilities District No. 1 (Unincorporated Area) and authorizing the levy of the special tax.

BACKGROUND

On October 23, 2024, the Board adopted Resolution No. 2024-11 ordering the formation of the El Dorado County Fire Protection District Community Facilities District No. 1 (Unincorporated Area) and a Future Voluntary Annexation Area in accordance with the Mello-Roos Community Facilities Act of 1982 (the "Act").

On November 20, 2025, the Board adopted Resolution No. 2025-16, approving procedures for annexations into CFD No. 1.

DISCUSSION

Annexation No. 3 consists of Assessor's Parcel Number 051-461-069-000, a 5.71-acre parcel owned by SNO Foundation. The property owner executed a Unanimous Approval on October 8, 2026, consenting to annexation into CFD No. 1 and to the levy of the special tax. The Unanimous Approval also constitutes the property owner's unanimous vote and waiver of a separate public hearing, ballot, and election for the annexation proceedings.

FISCAL IMPACT

Annexation will make the property subject to the CFD special tax in accordance with the adopted Rate and Method of Apportionment. The exact annual revenue will depend on the property's development status and classification; undeveloped and tax-exempt property are not subject to the annual levy. Annexation processing costs may be recovered by the District.

POLICY AND LEGAL COMPLIANCE

CFD No. 1 and its Future Voluntary Annexation Area were formed pursuant to the Mello-Roos Community Facilities Act of 1982, Government Code section 53311 et seq. Resolution No. 2025-16 established administrative procedures allowing qualifying territory within the Future Annexation Area to be annexed by unanimous approval of the property owner. The property owner has executed the required Unanimous Approval, and proposed Resolution No. 2026-24 would authorize completion of the annexation and related recordation actions.

CONCLUSION

Staff recommends Board approval of Resolution No. 2026-24 approving Annexation No. 3 into Community Facilities District No. 1 (Unincorporated Area) and authorizing the levy of the special tax.

Respectfully submitted,

Prepared By:

Jacob Poganski
Deputy Chief – Fire Marshal

ATTACHMENTS

A. Resolution No. 2026-24

EL DORADO COUNTY FIRE PROTECTION DISTRICT

RESOLUTION NO. 2026-24

**RESOLUTION APPROVING ANNEXATION NO. 3 OF TERRITORY LOCATED
IN THE FUTURE ANNEXATION AREA OF COMMUNITY FACILITIES
DISTRICT NO. 1**

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

RESOLVED, by the Board of Directors ("Board") of the El Dorado County Fire Protection District ("District"), County of El Dorado, State of California that:

WHEREAS, on September 19, 2024, the Board adopted Resolution No. 2024-07 (the "Resolution of Intention"), stating its intention to form El Dorado County Fire Protection District Community Facilities District No. 1 (Unincorporated Area) (the "CFD") and Future Voluntary Annexation Area (the "Future Annexation Area") pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the CFD and the Future Annexation Area, and stating the services to be provided, and the rate and method of apportionment of the special tax to be levied within the CFD to pay for the services, is on file with the Board Clerk and the provisions of the Resolution of Intention are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Resolution of Intention called for a public hearing on October 23, 2024, at 12 p.m., as required by the Act relative to the proposed formation of the CFD and the Future Annexation Area; and

WHEREAS, at the hearing, all interested persons desiring to be heard on all matters pertaining to the formation of the CFD and Future Annexation Area, the services to be provided therein and the levy of such special tax were heard, and a full and fair hearing was held; and

WHEREAS, no written protests were filed with the Board Clerk by 50% or more of the registered voters residing within the territory of the CFD or Future Annexation Area, or property owners that own one-half or more of the area of land within the CFD or Future Annexation Area, and not exempt from the proposed special taxes; and

WHEREAS, on October 23, 2024, the Board adopted Resolution No. 2024-11 (the "Resolution of Formation"), which is on file with the Board Clerk and the provisions of the Resolution of Formation are incorporated herein by this reference, that ordered the formation of the CFD, defined the public Services (the "Services") to be provided by the CFD, authorized the levy of a special tax on property within the CFD and approved future qualifying projects the ability to voluntarily annex into the Future Annexation Area, all pursuant to the Act; and

WHEREAS, on October 23, 2024, the Board adopted Resolution No 2024-12 that called a special election for October 23, 2024, at which the questions of levying a special tax with

respect to the CFD were submitted to the qualified electors within the CFD; and

WHEREAS, on October 23, 2024, the Board adopted Resolution No. 2024-13 that declared the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were in favor of the issue presented, and such measure passed; and

WHEREAS, on December 30, 2024, a notice of special tax lien was recorded with the Office of the County Recorder of the County of El Dorado, as Document No. 2024-0038089 (the "Notice of Special Tax Lien"), thereby giving notice that the lien to secure payment of the special tax was imposed on the land in the CFD; and

WHEREAS, the Board wishes to indicate that voluntary annexation into the CFD is one option to mitigate the fiscal impacts, and that applicants may continue to elect other alternatives to satisfy those fiscal impacts, such as an up-front one-time payment; and

WHEREAS, the territories of the CFD are set forth in the map of the CFD heretofore recorded in the El Dorado County Recorder's Office on October 10, 2024, as Document No. 2024-0028935, in the El Dorado County Recorder's Office at Book 5 of Maps of Assessment and Community Facilities Districts at Pages 58 and 58A, to which map is incorporated herein by this reference; and

WHEREAS, the Future Annexation Area of the CFD is set forth in the map of the CFD heretofore recorded in the El Dorado County Recorder's Office on October 10, 2024, as Document No. 2024-0028935, in the El Dorado County Recorder's Office at Book 5 of Maps of Assessment and Community Facilities Districts at Pages 58 and 58A, to which map is incorporated herein by this reference; and

WHEREAS, public convenience and necessity require that the future territories within the Future Annexation Area be added to the CFD when certain procedural requirements are met (the "Annexation Approval Procedure"); and

WHEREAS, the owner (the "Property Owner") of Assessor's Parcel Numbers 109-240-032-000 located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by paying for certain Services and Facilities financed by the CFD; and

WHEREAS, pursuant to the Act, the Property Owner has executed a Unanimous Approval constituting a unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD and the levy of the Special Tax; and

WHEREAS, on November 20, 2025, the Board adopted Resolution No. 2025-16 approving administrative annexation procedures for the CFD, which permit territory to be annexed to the CFD pursuant to the Act by unanimous approval of the owner of the property proposed for annexation; and

WHEREAS, the annexation proceedings for Annexation No. 3 have been conducted in accordance with the Act and the administrative annexation procedures approved by the Board, including the execution of a Unanimous Approval by the owner of the property proposed for annexation approving the annexation of such property to the CFD and the levy of the Special Tax therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the El Dorado County Fire Protection District, that it hereby makes the following findings and determinations and authorizes and directs the District staff identified herein to take the following actions:

Section 1. Recitals. The Board finds and determines that all the foregoing recitals are true and correct and incorporated herein.

Section 2. Name. The name of the existing CFD for the proposed annexation is "Community Facilities District No. 1 (Unincorporated Area)."

Section 3. Approval of Annexation No. 3. The Board hereby determines that Assessor's Parcel Numbers 051-461-069-000 are annexed into the CFD.

Section 4. Amendment to Notice of Special Tax Lien. The Board hereby directs the Clerk of the Board to record an Amendment to Notice of Special Tax Lien, evidencing that Assessor's Parcel Number 051-461-069-000 are added to the CFD.

Section 5. Boundaries Described. The revised boundaries of the CFD including Assessor's Parcel Number 051-461-069-000, are described in an amended boundary map entitled "Annexation Map No. 1 of Community Facilities District No. 1 (Unincorporated Area)," which is on file with the Board Clerk, a copy of which is attached hereto as Exhibit A and made a part hereof, which the Board hereby directs the Board Clerk to record with the El Dorado County Recorder's Office, pursuant to Streets and Highways Code sections 3113 and 3113.5.

Section 6. Specification of the Type of Services Provided. The services to be provided in the annexed territory are the same as those provided in the existing CFD and are described in Exhibit B attached hereto and incorporated here by reference. The cost of providing Services includes "incidental expenses," which include costs associated with the creation of the CFD, determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the CFD. The services authorized through the Resolution of Formation) to be funded by the CFD are in addition to those currently provided in the territory of CFD and do not supplant services already available within that territory.

Section 7. Notice of Special Tax Lien. The Board of Directors hereby directs the Clerk of the Board to record a Notice of Special Tax Lien, pursuant to Streets and Highways Code section 3114.5, evidencing that Assessor's Parcel Numbers 051-461-069-000 are added to the CFD.

Section 8. General Authority; Ratification of Previous Actions. The officers of the District are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the transactions described herein or to otherwise effectuate the purposes of this resolution. Any actions previously taken by such officers that are consistent with the purposes of this resolution are hereby ratified and confirmed.

Section 9. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the El Dorado County Fire Protection District Board of Directors at a regular meeting of said Board held on the 15th day of October 2026, by the following vote:

AYES: Director(s)
NOES: Director(s)
ABSENT: Director(s)
ABSTAIN: Director(s)

By: _____
Mickey Kaiserman, Chair

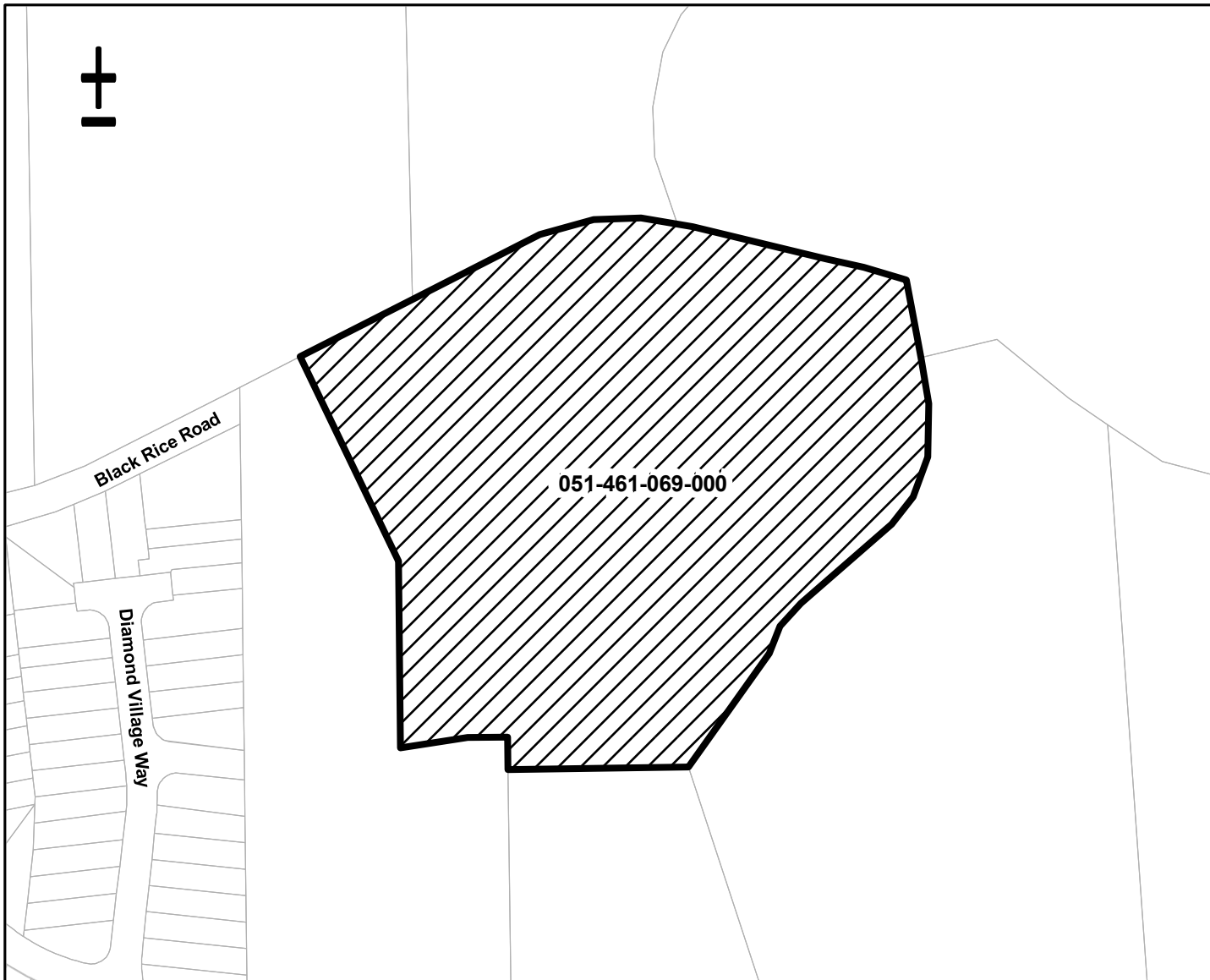
ATTEST:

By: _____ Date: _____
Kathleen Freeman, Clerk of the Board

EXHIBIT A

**Annexation Map No. 3 of
Community Facilities District No. 1
(Unincorporated Area)**

Annexation No. 3



Legend

-  Proposed CFD No. 1 Annexation No. 3 Boundary
-  District Parcels

Assessor's Parcel Number:
051-461-069-000

ANNEXATION MAP NO. 3 OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 1 (UNINCORPORATED TERRITORY) COUNTY OF EL DORADO

CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT THIS

DAY OF _____, 20____.

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING TERRITORY PROPOSED TO BE ANNEXED INTO COMMUNITY FACILITIES DISTRICT NO. 1 (UNINCORPORATED TERRITORY) OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT, COUNTY OF EL DORADO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT AT A REGULAR

MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20____, BY ITS RESOLUTION NO. _____.

BY: _____

KATHLEEN FREEMAN
CLERK OF EL DORADO COUNTY FIRE PROTECTION DISTRICT

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT THE HOUR OF _____

O'CLOCK _____ M, IN BOOK _____

OF MAPS OF ASSESSMENT AND COMMUNITY

FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE

OF THE COUNTY RECORDER IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA. DOCUMENT NO. _____

BY: _____

DEPUTY COUNTY RECORDER, COUNTY OF EL DORADO JANELLE K. HORNE - RECORDER CLERK

NOTE:
REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "EL DORADO COUNTY FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 1 (FIRE SERVICES)" OF THE COUNTY OF EL DORADO RECORDED ON OCTOBER 10, 2024, AT THE HOUR 11 O'CLOCK 47M, (DOCUMENT NO. 2024-0028935) IN BOOK 05 AT PAGE 58 IN THE BOOK OF MAPS OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE EL DORADO COUNTY RECORDER'S OFFICE. REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF EL DORADO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

EXHIBIT B

DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

The services to be funded, in whole or in part, by the CFD include fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development or planned development including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of El Dorado County Fire Protection District staff that directly provide fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development. The Services include all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD and areas adjacent to or in the vicinity of such areas. It is expected that the Services will be provided by the El Dorado County Fire Protection District (the "District"), either with its own employees or by contract with third parties, or any combination thereof.

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the District in carrying out its duties with respect to the CFD (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of El Dorado County related to the CFD or the collection of special taxes, an allocable share of the salaries of the District staff directly related thereto and a proportionate amount of the District's general administrative overhead related thereto, any amounts paid by the District from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the District in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the District in any way related to the CFD.

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the District of all costs associated with the establishment and administration of the CFD .

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

A Special Tax authorized under the Mello-Roos Community Services and Facilities Act of 1982 applicable to the land in the Community Facilities District No. 1 of the El Dorado County Fire Protection District (the "CFD") shall be levied and collected according to the tax liability determined by the El Dorado County Fire Protection District (the "District") through the application of the appropriate amount or rate, as shown below.

A. DEFINITIONS

"Accessory Dwelling Unit" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a secondary dwelling unit with complete independent living facilities for one or more persons as defined by the County and shall not exceed 1,200 square feet.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the District to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of District employees whose duties are directly related to administration of the CPD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the District.

"Annual Escalation Factor" means an amount equal to the percentage increase during the preceding year as determined by the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics, as reflected in the then current April update, or if this index ceases publication, an equivalent index. In the event that the percentage change in the CPI is negative, the Annual Escalation Factor shall be 0%.

"Annual Special Tax" means the annual Special Tax, determined in accordance with Section E below to be levied in the CPD in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Authorized Services and Facilities" means those Services and Facilities listed in the Resolution of the Board of Directors of the El Dorado County Fire Protection District Declaration Intention to Establish the CPD.

"Base Year" means the Fiscal Year ending June 30, 2025.

"Board" means the Board of Directors of the El Dorado County Fire Protection District, acting as the legislative body of the District and the CFO.

"Building Area" means the total of the gross area of the floor surfaces within the exterior wall of the building constructed or to be constructed, including basements, garages, and enclosed patios, but not including covered public pedestrian circulation areas or unenclosed patio covers or other shelters.

"CFD" means Community Facilities District No. 1 (Unincorporated Territory) of the El Dorado County Fire Protection District.

"CFD Administrator" means an official of the District, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"County" means the County of El Dorado, California.

"District" means the El Dorado County Fire Protection District.

"Fire Protection Service and Facility Costs" means the estimated and reasonable costs of providing the Authorized Services and Facilities, including, but not limited to, a) the costs of contracting services; b) the costs of equipment, vehicles, ambulances, paramedics, fire apparatus, and supplies; c) the salaries and benefits of District staff that directly provide fire suppression services, emergency medical services, fire prevention activities, and other services as defined herein, respectively; and d) District overhead costs associated with providing such Services and Facilities within the CFO.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"High Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a high hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Low Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a low hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Sections B and C below that can be levied in the CFO in any Fiscal Year on any Assessor's Parcel.

"Multifamily Residential Property" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a structure with more than one Residential Unit. This category includes but is not limited to apartment buildings, condominiums, duplexes, triplexes, fourplexes, or mobile homes.

"Non-Residential" means all Assessor Parcels of Developed Property for which a building permit has been issued by the County for the construction of one or more units not classified as residential property.

"Residential Unit" or "Residential Units" means each separate residential dwelling unit on an Assessor's Parcel that comprises an independent facility capable of conveyance or rental as distinct from adjacent residential dwelling units.

"Single-Family Residential" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of at least one single family residential unit and is not Multi-Family Residential.

"Single-Family Attached Property" means all Assessor Parcels of Developed Property for which a building permit has been issued for construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex Residential Unit which may share an Assessor's Parcel Number with another duplex Residential Unit).

"Special Tax" means the Special Tax to be levied, in each Fiscal Year, on Taxable Parcels, pursuant to Sections B, C, and D below.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFO to: a) pay for Fire Protection Service and Facility Costs; b) pay for reasonable Administrative Expenses; c) pay any amounts required to establish or replenish any reserve funds ; and d) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"Square Foot" means the measured square footage of Building Area.

"State" means the State of California.

"Taxable Property" means any Parcel that is not exempt from Special Taxes as defined within this Rate and Method of Apportionment of Special Tax.

"Tax-Exempt Property" means any Parcel within the CFO which is not Developed or Undeveloped Property, and includes property owned or operated by a public District or exempted for some other reason.

"Undeveloped Property" means any Assessor's Parcel which is Zoned for any use, is not Tax-Exempt Property, and for which no building permit has been approved and issued by June 1 of the previous Fiscal Year.

"Unit" means any separate residential dwelling unit in which a person or persons may live, which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units and is not considered to be for commercial or industrial use.

"Zoned" means use, zoning, allowed or designated on the applicable General Plan, Specific Plan, or Community Plan which the County of El Dorado utilizes and relies upon for planning purposes and for the approval of development.

B. CALCULATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax shall be calculated as follows:

1. **Classification of Parcels.** Each Fiscal Year, using the Definitions above and the parcel records of the County Assessor's Secured Tax Roll of July 1, the District shall cause each parcel of land in the CFD to be classified as Developed Property, Undeveloped Property, or Tax-Exempt Property. The District shall cause all Developed Property to be further classified as Single Family Residential, Multi-Family Residential, Accessory Dwelling Unit, Non-Residential, Low Hazard Non-Residential, and High Hazard Non-Residential.
2. **Assignment of Maximum Special Tax.** Each Fiscal Year, the Base Year Maximum Tax Rates shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax Rate for the upcoming Fiscal Year.

Parcel Classification	2026-27 Maximum Tax Rate
Single Family Residential	\$700.65 per Unit
Multi-Family Residential	\$560.02 per Unit
Accessory Dwelling Unit	\$560.02 per Unit
Non-Residential	\$0.28 per Square Foot
Low Hazard Non-Residential	\$0.15 per Square Foot
High Hazard Non-Residential	\$0.56 per Square Foot
Tax-Exempt Property	\$0

3. **Conversion of a Tax-Exempt Property to a Taxable Property.** If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning on July 1, 2025 and each July 1 thereafter, the Maximum Special Tax shall be adjusted by the Annual Escalation Factor.

D. CALCULATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2024-25, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement. The Board shall not levy an Annual Special Tax on 1) Undeveloped Property or 2) Tax-Exempt Property. Subject to the foregoing, the amount of Annual Special Tax levied upon any Developed Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

E. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax in perpetuity. If the Special Tax ceases to be levied, the District or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

The Special Tax may not be prepaid.

F. APPEALS AND INTERPRETATION PROCEDURE

The Board reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Maximum Special Tax Rates. In addition, the interpretation and application of any section of this document shall be at the Board's discretion.

Any property owner who feels that the portion of the Special Tax levied on the subject property is in error may file a written appeal no later than April 10 of the Fiscal Year in which the levy occurred, with the Fire Chief or his or her designee, appealing the levy of the Special Tax on the subject property. The Fire Chief or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant and decide the merits of the appeal. If the findings of the Fire Chief or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made.

Any dispute over the decision of the Fire Chief or his or her designee shall be referred to the Board and the decision of the Board shall be final. Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate or the method of apportionment or the classification of properties or any definition applicable to the CFD.

G. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year.

The District may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Special Taxes through foreclosure or other available methods.

H. ANNEXATION OF TERRITORY

Any territory within the District and in the unincorporated area of El Dorado County has been identified as the future annexation area of the CPD. Any territory to be annexed to the CPD shall, in addition to payment of Special Taxes at the rate set forth above, may subject to payment of any costs incurred by the District in conducting the annexation process.

EXHIBIT D

**UNANIMOUS APPROVAL LETTER
Annexation No. 3**

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

<u>Assessor's Parcel No(s).</u>	<u>Name(s) of Property Owners</u>
051-461-069-000 Diamond Village Apartments Phase II 750 Black Rice Road	SNO FOUNDATION

[Attached]

**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

Annexation No. 3

El Dorado County Fire Protection District
501 Pleasant Valley Road
Diamond Springs, CA 95619

To the Clerk of the Board of Directors:

This constitutes the Unanimous Approval (the "Unanimous Approval") of SNO FOUNDATION C/O SERGEI OLESHKO, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to the annexation of the Property to the "El Dorado County Fire Protection District Community Facilities District No. 1 (Unincorporated Area)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner hereby declares under penalty of perjury to be the Property Owner or the authorized representative of the Property Owner.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the Services, which are incorporated herein by this reference (the "Services") described in Exhibit A hereto and made a part hereof. In such connection Property Owner has reviewed the list of the Services and hereby agrees, consents and approves to the Services and the Annexation of the Property to the CFD for the benefit of the District and the CFD.

3. Approval of Special Tax and the Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services. The Special Taxes will be levied according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Services. In such connection the property owner consents and approves of the Rate and Method and understands that such taxes shall be levied against the Property.

4. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its unanimous approval and unanimous vote as described herein and as contemplated by Section 53339.3 *et seq.* of the Act and for purposes of the California Constitution Article XIII A and XIII C. In lieu of an approval by public hearing, ballot, and election, if any, the Property Owner intends for this Unanimous Approval to constitute its ballot and election and waiver of a public hearing. Further, the Property Owner hereby waives all other rights with respect to the annexation of the Property, and the other matters covered in this Unanimous Approval.

5. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of El Dorado, State of California on December 30, 2024, as Document No. 2024-0038089. The Property Owner hereby understands and agrees, consents, and approves to the District Clerk, or designee, to execute and cause to be recorded in the office of the County Recorder of the County of El Dorado an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Description of Services and Rate and Method as exhibits thereto.

6. District Warranted. The Property Owner warrants to the District that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the District for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property.

7. CFD Annexation is Voluntary. The Property Owner acknowledges that annexation of the Property to the CFD is voluntary and hereby expressly waives the option available to the Property Owner to deposit a sum of money, as determined by the District, equivalent to the present value of funding sufficient for the District to finance the cost of the Services attributable to the Property, in perpetuity.

8. Due Diligence and Disclosures. The Property Owner agrees to comply with Section 53341.5 of the Act with respect to disclosures about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be reasonably required by the District to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the District’s costs in annexing the Property to the CFD.

10. The Property. The Property is identified below, and such Property Owner approves, consents, and agrees that Property will be subject to the CFD upon the recordation of Amendment 3 to the Notice of Special Tax Lien attached hereto as Exhibit C. The map demonstrating the annexed Property area is entitled "Annexation Map No. 3 of El Dorado County Fire Protection District Community Facilities District No. 1 (Unincorporated Area)" and is attached hereto as Exhibit D.

Assessor's Parcel Number(s): 051-461-069-000

Acres: 5.71

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Annexation No. 3

Property Owner: SNO FOUNDATION C/O SERGEI OLESHKO
8862 GREEN BACK LN STE 324
ORANGEVALE CA 95662

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

The services to be funded, in whole or in part, by the CFD include fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development or planned development including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of El Dorado County Fire Protection District staff that directly provide fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development. The Services include all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD and areas adjacent to or in the vicinity of such areas. It is expected that the Services will be provided by the El Dorado County Fire Protection District (the "District"), either with its own employees or by contract with third parties, or any combination thereof.

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the District in carrying out its duties with respect to the CFD (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of El Dorado County related to the CFD or the collection of special taxes, an allocable share of the salaries of the District staff directly related thereto and a proportionate amount of the District's general administrative overhead related thereto, any amounts paid by the District from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the District in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the District in any way related to the CFD.

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the District of all costs associated with the establishment and administration of the CFD .

EXHIBIT B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

A Special Tax authorized under the Mello-Roos Community Services and Facilities Act of 1982 applicable to the land in the Community Facilities District No. 1 of the El Dorado County Fire Protection District (the "CFD") shall be levied and collected according to the tax liability determined by the El Dorado County Fire Protection District (the "District") through the application of the appropriate amount or rate, as shown below.

A. DEFINITIONS

"Accessory Dwelling Unit" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a secondary dwelling unit with complete independent living facilities for one or more persons as defined by the County and shall not exceed 1,200 square feet.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the District to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of District employees whose duties are directly related to administration of the CPD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the District.

"Annual Escalation Factor" means an amount equal to the percentage increase during the preceding year as determined by the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics, as reflected in the then current April update, or if this index ceases publication, an equivalent index. In the event that the percentage change in the CPI is negative, the Annual Escalation Factor shall be 0%.

"Annual Special Tax" means the annual Special Tax, determined in accordance with Section E below to be levied in the CPD in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Authorized Services and Facilities" means those Services and Facilities listed in the Resolution of the Board of Directors of the El Dorado County Fire Protection District Declaration Intention to Establish the CPD.

"Base Year" means the Fiscal Year ending June 30, 2025.

"Board" means the Board of Directors of the El Dorado County Fire Protection District, acting as the legislative body of the District and the CFO.

"Building Area" means the total of the gross area of the floor surfaces within the exterior wall of the building constructed or to be constructed, including basements, garages, and enclosed patios, but not including covered public pedestrian circulation areas or unenclosed patio covers or other shelters.

"CFD" means Community Facilities District No. 1 (Unincorporated Territory) of the El Dorado County Fire Protection District.

"CFD Administrator" means an official of the District, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"County" means the County of El Dorado, California.

"District" means the El Dorado County Fire Protection District.

"Fire Protection Service and Facility Costs" means the estimated and reasonable costs of providing the Authorized Services and Facilities, including, but not limited to, a) the costs of contracting services; b) the costs of equipment, vehicles, ambulances, paramedics, fire apparatus, and supplies; c) the salaries and benefits of District staff that directly provide fire suppression services, emergency medical services, fire prevention activities, and other services as defined herein, respectively; and d) District overhead costs associated with providing such Services and Facilities within the CFO.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"High Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a high hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Low Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a low hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Sections B and C below that can be levied in the CFO in any Fiscal Year on any Assessor's Parcel.

"Multifamily Residential Property" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a structure with more than one Residential Unit. This category includes but is not limited to apartment buildings, condominiums, duplexes, triplexes, fourplexes, or mobile homes.

"Non-Residential" means all Assessor Parcels of Developed Property for which a building permit has been issued by the County for the construction of one or more units not classified as residential property.

"Residential Unit" or **"Residential Units"** means each separate residential dwelling unit on an Assessor's Parcel that comprises an independent facility capable of conveyance or rental as distinct from adjacent residential dwelling units.

"Single-Family Residential" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of at least one single family residential unit and is not Multi-Family Residential.

"Single-Family Attached Property" means all Assessor Parcels of Developed Property for which a building permit has been issued for construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex Residential Unit which may share an Assessor's Parcel Number with another duplex Residential Unit).

"Special Tax" means the Special Tax to be levied, in each Fiscal Year, on Taxable Parcels, pursuant to Sections B, C, and D below.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFO to: a) pay for Fire Protection Service and Facility Costs; b) pay for reasonable Administrative Expenses; c) pay any amounts required to establish or replenish any reserve funds ; and d) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"Square Foot" means the measured square footage of Building Area.

"State" means the State of California.

"Taxable Property" means any Parcel that is not exempt from Special Taxes as defined within this Rate and Method of Apportionment of Special Tax.

"Tax-Exempt Property" means any Parcel within the CFO which is not Developed or Undeveloped Property, and includes property owned or operated by a public District or exempted for some other reason.

"Undeveloped Property" means any Assessor's Parcel which is Zoned for any use, is not Tax-Exempt Property, and for which no building permit has been approved and issued by June 1 of the previous Fiscal Year.

"Unit" means any separate residential dwelling unit in which a person or persons may live, which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units and is not considered to be for commercial or industrial use.

"Zoned" means use, zoning, allowed or designated on the applicable General Plan, Specific Plan, or Community Plan which the County of El Dorado utilizes and relies upon for planning purposes and for the approval of development.

B. CALCULATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax shall be calculated as follows:

- 1. Classification of Parcels.** Each Fiscal Year, using the Definitions above and the parcel records of the County Assessor's Secured Tax Roll of July 1, the District shall cause each parcel of land in the CFD to be classified as Developed Property, Undeveloped Property, or Tax-Exempt Property. The District shall cause all Developed Property to be further classified as Single Family Residential, Multi-Family Residential, Accessory Dwelling Unit, Non-Residential, Low Hazard Non-Residential, and High Hazard Non-Residential.
- 2. Assignment of Maximum Special Tax.** The Maximum Special Tax Rates for Fiscal Year 2026-27 are shown below. In subsequent Fiscal Years, these rates shall be adjusted as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax Rate for the upcoming Fiscal Year.

Parcel Classification	2026-27 Maximum Tax Rate
Single Family Residential	\$700.65 per Unit
Multi-Family Residential	\$560.02 per Unit
Accessory Dwelling Unit	\$560.02 per Unit
Non-Residential	\$0.28 per Square Foot
Low Hazard Non-Residential	\$0.15 per Square Foot
High Hazard Non-Residential	\$0.56 per Square Foot
Tax-Exempt Property	\$0

- 3. Conversion of a Tax-Exempt Property to a Taxable Property.** If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning on July 1, 2026 and each July 1 thereafter, the Maximum Special Tax shall be adjusted by the Annual Escalation Factor.

D. CALCULATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2024-25, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement. The Board shall not levy an Annual Special Tax on 1) Undeveloped Property or 2) Tax-Exempt Property. Subject to the foregoing, the amount of Annual Special Tax levied upon any Developed Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

E. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax in perpetuity. If the Special Tax ceases to be levied, the District or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

The Special Tax may not be prepaid.

F. APPEALS AND INTERPRETATION PROCEDURE

The Board reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Maximum Special Tax Rates. In addition, the interpretation and application of any section of this document shall be at the Board's discretion.

Any property owner who feels that the portion of the Special Tax levied on the subject property is in error may file a written appeal no later than April 10 of the Fiscal Year in which the levy occurred, with the Fire Chief or his or her designee, appealing the levy of the Special Tax on the subject property. The Fire Chief or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant and decide the merits of the appeal. If the findings of the Fire Chief or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made.

Any dispute over the decision of the Fire Chief or his or her designee shall be referred to the Board and the decision of the Board shall be final. Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate or the method of apportionment or the classification of properties or any definition applicable to the CFD.

G. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year.

The District may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Special Taxes through foreclosure or other available methods.

H. ANNEXATION OF TERRITORY

Any territory within the District and in the unincorporated area of El Dorado County has been identified as the future annexation area of the CPD. Any territory to be annexed to the CPD shall, in addition to payment of Special Taxes at the rate set forth above, may subject to payment of any costs incurred by the District in conducting the annexation process.

EXHIBIT C

AMENDED NOTICE OF SPECIAL TAX LIEN

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

[attached]

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

Kathleen Freeman Board Clerk
Clerk of the Board of Directors
El Dorado County Fire Protection District
501 Pleasant Valley Road
Diamond Springs, CA 95619

SPACE ABOVE FOR RECORDER'S USE
Exempt from payment of recording fees per
Gov't Code §§6103, 27383.

**AMENDMENT NO. 3 TO
NOTICE OF SPECIAL TAX LIEN**

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

Pursuant to the requirements of Sections 3114.5 and 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned clerk of the legislative body of the El Dorado County Fire Protection District Community Facilities District No. 1 (Unincorporated Area) (the "CFD"), County of El Dorado, State of California, hereby gives notice that a lien to secure payment of a special tax, which special tax the El Dorado County Fire Protection District (the "District") is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for costs of the public services authorized to be funded by the CFD, as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of El Dorado, State of California on December 30, 2024 as Document No. 2024-0038089, and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Amendment No. 3 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the CFD. The territory and future voluntary annexation area included in the original CFD is set forth in the map of the CFD heretofore recorded on October 10, 2024, as Document No. 2024-0028935, in the El Dorado County Recorder's Office at Book 10 of Maps of Assessment and Community Facilities Districts at Pages 58 and 58A, to which map reference is hereby made, as such map has been supplemented

in connection with subsequent annexations. The territory to be added from the future voluntary annexation area is that certain "Annexation Map No. 3 to Community Facilities District No. 1 (Unincorporated Area)" heretofore recorded on [DATE] as Document Number [] in Book [] of Assessment and Community Facilities Districts at Page [] in the Office of the County Recorder of the County of El Dorado, State of California.

The special tax is authorized to be levied within the CFD and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with section 53330.5 of the Government Code.

Notice is further given that upon the recording of this Notice in the Office of the County Recorder, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the territory to be added to the CFD, in accordance with Section 3115.5 of the Streets and Highways Code.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 3 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the District are as set forth in Exhibit C hereto, and by such reference hereby made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Board Clerk, El Dorado County Fire Protection District, 501 Pleasant Vallet Rd Diamond Springs, CA 95619, telephone number (530) 644-9630.

Dated: As of _____, 20__

By: _____
Kathleen Freeman, Clerk of the Board of
Directors
El Dorado County Fire Protection District

EXHIBIT A

DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

The services to be funded, in whole or in part, by the CFD include fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development or planned development including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of El Dorado County Fire Protection District staff that directly provide fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services and any other services relating to the protection of lives and property necessitated by development. The Services include all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD and areas adjacent to or in the vicinity of such areas. It is expected that the Services will be provided by the El Dorado County Fire Protection District (the "District"), either with its own employees or by contract with third parties, or any combination thereof.

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the District in carrying out its duties with respect to the CFD (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of El Dorado County related to the CFD or the collection of special taxes, an allocable share of the salaries of the District staff directly related thereto and a proportionate amount of the District's general administrative overhead related thereto, any amounts paid by the District from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the District in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the District in any way related to the CFD.

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the District of all costs associated with the establishment and administration of the CFD .

EXHIBIT B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

EL DORADO COUNTY FIRE PROTECTION DISTRICT Community Facilities District No. 1 (Unincorporated Area)

A Special Tax authorized under the Mello-Roos Community Services and Facilities Act of 1982 applicable to the land in the Community Facilities District No. 1 of the El Dorado County Fire Protection District (the "CFD") shall be levied and collected according to the tax liability determined by the El Dorado County Fire Protection District (the "District") through the application of the appropriate amount or rate, as shown below.

A. DEFINITIONS

"Accessory Dwelling Unit" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a secondary dwelling unit with complete independent living facilities for one or more persons as defined by the County and shall not exceed 1,200 square feet.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the District to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of District employees whose duties are directly related to administration of the CPD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the District.

"Annual Escalation Factor" means an amount equal to the percentage increase during the preceding year as determined by the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics, as reflected in the then current April update, or if this index ceases publication, an equivalent index. In the event that the percentage change in the CPI is negative, the Annual Escalation Factor shall be 0%.

"Annual Special Tax" means the annual Special Tax, determined in accordance with Section E below to be levied in the CPD in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Authorized Services and Facilities" means those Services and Facilities listed in the Resolution of the Board of Directors of the El Dorado County Fire Protection District Declaration Intention to Establish the CPD.

"Base Year" means the Fiscal Year ending June 30, 2026.

"Board" means the Board of Directors of the El Dorado County Fire Protection District, acting as the legislative body of the District and the CFO.

"Building Area" means the total of the gross area of the floor surfaces within the exterior wall of the building constructed or to be constructed, including basements, garages, and enclosed patios, but not including covered public pedestrian circulation areas or unenclosed patio covers or other shelters.

"CFD" means Community Facilities District No. 1 (Unincorporated Territory) of the El Dorado County Fire Protection District.

"CFD Administrator" means an official of the District, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"County" means the County of El Dorado, California.

"District" means the El Dorado County Fire Protection District.

"Fire Protection Service and Facility Costs" means the estimated and reasonable costs of providing the Authorized Services and Facilities, including, but not limited to, a) the costs of contracting services; b) the costs of equipment, vehicles, ambulances, paramedics, fire apparatus, and supplies; c) the salaries and benefits of District staff that directly provide fire suppression services, emergency medical services, fire prevention activities, and other services as defined herein, respectively; and d) District overhead costs associated with providing such Services and Facilities within the CFO.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"High Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a high hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Low Hazard Non-Residential" means Non-Residential property with a building occupancy determined to be a low hazard risk by National Fire Protection Association standards as identified by the Fire Chief or his or her designee.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Sections B and C below that can be levied in the CFO in any Fiscal Year on any Assessor's Parcel.

"Multifamily Residential Property" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of a structure with more than one Residential Unit. This category includes but is not limited to apartment buildings, condominiums, duplexes, triplexes, fourplexes, or mobile homes.

"Non-Residential" means all Assessor Parcels of Developed Property for which a building permit has been issued by the County for the construction of one or more units not classified as residential property.

"Residential Unit" or "Residential Units" means each separate residential dwelling unit on an Assessor's Parcel that comprises an independent facility capable of conveyance or rental as distinct from adjacent residential dwelling units.

"Single-Family Residential" means any Assessor's Parcel of Developed Property for which a building permit has been issued by the County for construction of at least one single family residential unit and is not Multi-Family Residential.

"Single-Family Attached Property" means all Assessor Parcels of Developed Property for which a building permit has been issued for construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex Residential Unit which may share an Assessor's Parcel Number with another duplex Residential Unit).

"Special Tax" means the Special Tax to be levied, in each Fiscal Year, on Taxable Parcels, pursuant to Sections B, C, and D below.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFO to: a) pay for Fire Protection Service and Facility Costs; b) pay for reasonable Administrative Expenses; c) pay any amounts required to establish or replenish any reserve funds ; and d) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"Square Foot" means the measured square footage of Building Area.

"State" means the State of California.

"Taxable Property" means any Parcel that is not exempt from Special Taxes as defined within this Rate and Method of Apportionment of Special Tax.

"Tax-Exempt Property" means any Parcel within the CFO which is not Developed or Undeveloped Property, and includes property owned or operated by a public District or exempted for some other reason.

"Undeveloped Property" means any Assessor's Parcel which is Zoned for any use, is not Tax-Exempt Property, and for which no building permit has been approved and issued by June 1 of the previous Fiscal Year.

"Unit" means any separate residential dwelling unit in which a person or persons may live, which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units and is not considered to be for commercial or industrial use.

"Zoned" means use, zoning, allowed or designated on the applicable General Plan, Specific Plan, or Community Plan which the County of El Dorado utilizes and relies upon for planning purposes and for the approval of development.

B. CALCULATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax shall be calculated as follows:

- 1. Classification of Parcels.** Each Fiscal Year, using the Definitions above and the parcel records of the County Assessor's Secured Tax Roll of July 1, the District shall cause each parcel of land in the CFD to be classified as Developed Property, Undeveloped Property, or Tax-Exempt Property. The District shall cause all Developed Property to be further classified as Single Family Residential, Multi-Family Residential, Accessory Dwelling Unit, Non-Residential, Low Hazard Non-Residential, and High Hazard Non-Residential.
- 2. Assignment of Maximum Special Tax.** The Maximum Special Tax Rates for Fiscal Year 2026-27 are shown below. In subsequent Fiscal Years, these rates shall be adjusted as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax Rate for the upcoming Fiscal Year.

Parcel Classification	2026-27 Maximum Tax Rate
Single Family Residential	\$700.65 per Unit
Multi-Family Residential	\$560.02 per Unit
Accessory Dwelling Unit	\$560.02 per Unit
Non-Residential	\$0.28 per Square Foot
Low Hazard Non-Residential	\$0.15 per Square Foot
High Hazard Non-Residential	\$0.56 per Square Foot
Tax-Exempt Property	\$0

- 3. Conversion of a Tax-Exempt Property to a Taxable Property.** If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning on July 1, 2026 and each July 1 thereafter, the Maximum Special Tax shall be adjusted by the Annual Escalation Factor.

D. CALCULATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2024-25, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement. The Board shall not levy an Annual Special Tax on 1) Undeveloped Property or 2) Tax-Exempt Property. Subject to the foregoing, the amount of Annual Special Tax levied upon any Developed Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

E. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax in perpetuity. If the Special Tax ceases to be levied, the District or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

The Special Tax may not be prepaid.

F. APPEALS AND INTERPRETATION PROCEDURE

The Board reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Maximum Special Tax Rates. In addition, the interpretation and application of any section of this document shall be at the Board's discretion.

Any property owner who feels that the portion of the Special Tax levied on the subject property is in error may file a written appeal no later than April 10 of the Fiscal Year in which the levy occurred, with the Fire Chief or his or her designee, appealing the levy of the Special Tax on the subject property. The Fire Chief or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant and decide the merits of the appeal. If the findings of the Fire Chief or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if

applicable. Any overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made.

Any dispute over the decision of the Fire Chief or his or her designee shall be referred to the Board and the decision of the Board shall be final. Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate or the method of apportionment or the classification of properties or any definition applicable to the CFD.

G. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year.

The District may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Special Taxes through foreclosure or other available methods.

H. ANNEXATION OF TERRITORY

Any territory within the District and in the unincorporated area of El Dorado County has been identified as the future annexation area of the CPD. Any territory to be annexed to the CPD shall, in addition to payment of Special Taxes at the rate set forth above, may subject to payment of any costs incurred by the District in conducting the annexation process.

EXHIBIT C

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
Community Facilities District No. 1
(Unincorporated Area)**

Annexation No. 3

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

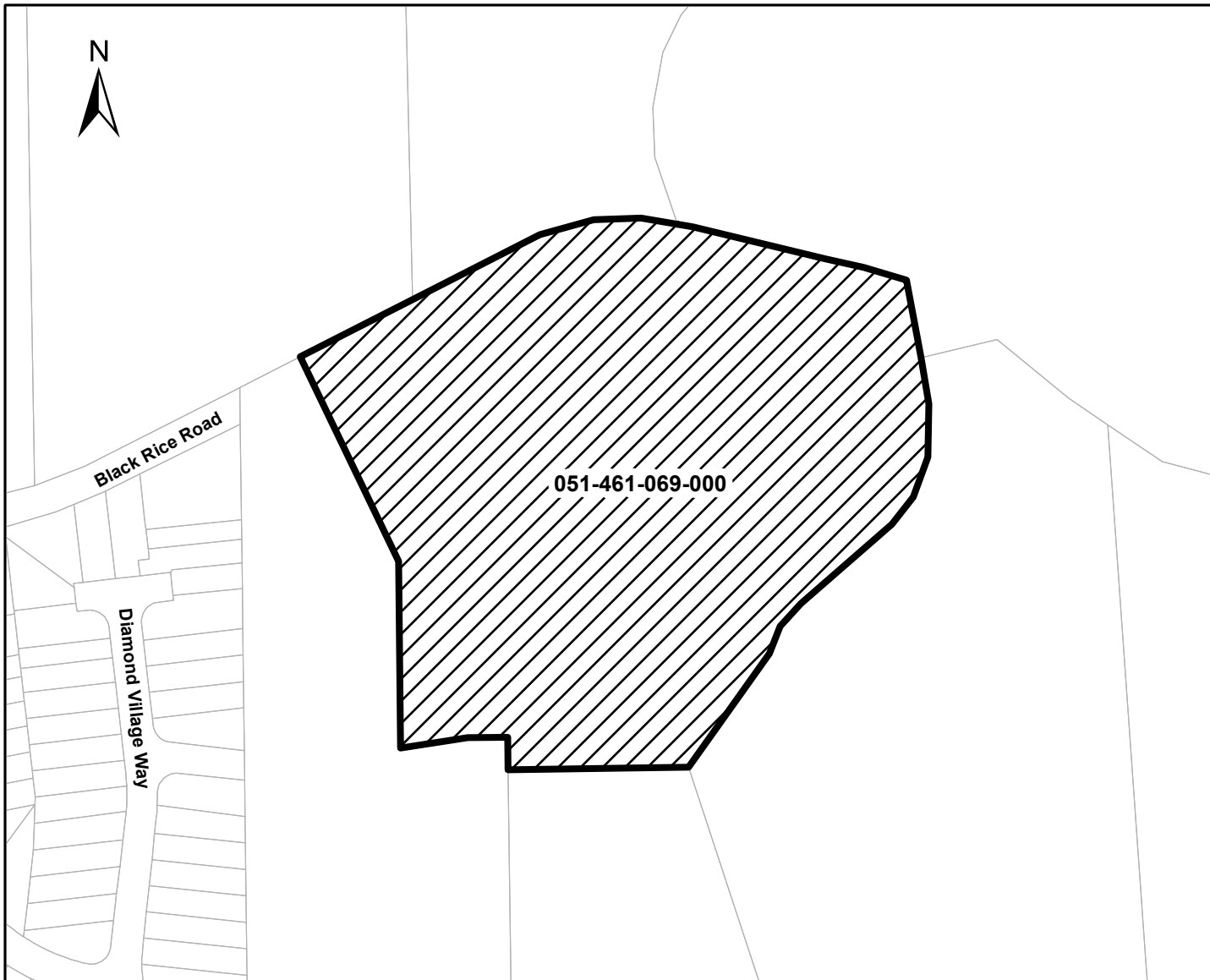
<u>Assessor's Parcel No(s).</u>	<u>Name(s) of Property Owners</u>
051-461-069-000 Diamond Village Apartments Phase II 750 Black Rice Road	SNO FOUNDATION

EXHIBIT D

EL DORADO COUNTY FIRE PROTECTION DISTRICT

**Annexation Map No. 3 of
Community Facilities District No. 1
(Unincorporated Area)**

Annexation No. 3



Legend



Proposed CFD No. 1 Annexation No. 3 Boundary



District Parcels

Assessor's Parcel Number:
051-461-069-000

ANNEXATION MAP NO. 3 OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 1 (UNINCORPORATED TERRITORY) COUNTY OF EL DORADO

CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE EL
DORADO COUNTY FIRE PROTECTION DISTRICT THIS

____ DAY OF _____, 20____.

I DO HEREBY CERTIFY THAT THE WITHIN MAP
SHOWING TERRITORY PROPOSED TO BE ANNEXED
INTO COMMUNITY FACILITIES DISTRICT NO. 1
(UNINCORPORATED TERRITORY) OF THE EL
DORADO COUNTY FIRE PROTECTION DISTRICT,
COUNTY OF EL DORADO, STATE OF CALIFORNIA,
WAS APPROVED BY THE BOARD OF DIRECTORS OF
THE EL DORADO COUNTY FIRE PROTECTION
DISTRICT AT A REGULAR

MEETING THEREOF, HELD ON THE _____ DAY OF
_____, 20____, BY ITS RESOLUTION
NO. _____.

BY: _____

KATHLEEN FREEMAN
CLERK OF EL DORADO COUNTY FIRE PROTECTION
DISTRICT

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT
THE HOUR OF _____

____ O'CLOCK _____ M, IN BOOK _____

____ OF MAPS OF ASSESSMENT AND
COMMUNITY

FACILITIES DISTRICTS AT PAGE _____, IN THE
OFFICE

OF THE COUNTY RECORDER IN THE COUNTY OF EL
DORADO, STATE OF CALIFORNIA. DOCUMENT NO. _____

BY: _____

DEPUTY COUNTY RECORDER, COUNTY OF EL
DORADO JANELLE K. HORNE - RECORDER CLERK

NOTE:
REFERENCE IS HEREBY MADE TO THAT CERTAIN
MAP ENTITLED "EL DORADO COUNTY FIRE
PROTECTION DISTRICT COMMUNITY FACILITIES
DISTRICT NO. 1 (FIRE SERVICES)" OF THE COUNTY
OF EL DORADO RECORDED ON OCTOBER 10, 2024,
AT THE HOUR 11 O'CLOCK 47M,
(DOCUMENT NO. 2024-0028935) IN BOOK 05 AT PAGE
58 IN THE BOOK OF MAPS OF ASSESSMENTS AND
COMMUNITY FACILITIES DISTRICTS IN THE EL
DORADO COUNTY RECORDER'S OFFICE.
REFERENCE IS HEREBY MADE TO THE MAPS AND
DEEDS OF RECORD IN THE OFFICE OF THE
ASSESSOR OF THE COUNTY OF EL DORADO FOR A
DETAILED DESCRIPTION OF THE LINES AND
DIMENSIONS OF ANY PARCELS SHOWN HEREIN.
THOSE MAPS SHALL GOVERN FOR ALL DETAILS
CONCERNING THE LINES AND DIMENSIONS OF
SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN
SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S
PARCEL NUMBER.



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	7B
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Adoption of Resolution No. 2026-25 Changing the Regular Board Meeting Time to 9:00 a.m. and Amending Board Policies 5010 and 1030

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Adopt** Resolution No. 2026-25 (Attachment A), which amends Board Policy 5010.10 and Board Policy 1030.20 to set the time of regular Board meetings at 9:00 a.m. on the third Thursday of each month, beginning with the regular meeting of November 19, 2026, and waives for this action the advance review and regular-meeting provisions of Board Policy 1010; and
- **Direct** staff to update the District website, meeting calendar, and agenda notices and to notify persons who have asked to receive meeting notices.

BACKGROUND

The Ralph M. Brown Act requires each legislative body of a local agency to provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of its business, the time and place for holding regular meetings (Government Code section 54954, subdivision (a)). The Fire Protection District Law requires a district board to meet at least once every three months (Health and Safety Code section 13855).

The District sets the time and place of its regular meetings in Board policy. Two policies address the subject. They do not agree with each other, and neither matches the Board's current practice of convening its regular open session at 1:00 p.m. in Diamond Springs.

The change is proposed at the request of Directors following the September 17, 2026 special meeting, which was held at 9:00 a.m.

DISCUSSION

Proposed Change

The proposed action sets the time of regular Board meetings at 9:00 a.m. The day, the third Thursday of each month, does not change. The order of closed and open session would continue to be set on each agenda. Table 1 compares the current provisions with the proposal.

Table 1. Regular Meeting Day, Time, and Place

Source	Day	Time	Place
Board Policy 5010.10	Third Thursday of each month	3:00 p.m.	2850 Fairlane Court, Building C
Board Policy 1030.20	Reads “second Wednesday third Thursday of each month”	1:00 p.m.	2850 Fairlane Court, Building C, Placerville
Current practice	Third Thursday of each month	1:00 p.m.	Diamond Springs
Proposed	Third Thursday of each month	9:00 a.m.	3734 China Garden Rd, Diamond Springs, CA 95619

Because both policies must be amended to change the time, the resolution also conforms them to each other and updates the meeting place, which both policies show as the District’s former Placerville address.

Whether a Resolution Is Required

A resolution is not required by statute. Government Code section 54954 accepts an ordinance, a resolution, bylaws, or any other rule the body uses to conduct its business. What is required is that the change be made in the same instrument that now sets the time. For the District, that instrument is Board policy, so the change must be made as a policy amendment under Board Policy 1010.

Policy 1010 does not say whether an amendment is made by motion or by resolution, and Health and Safety Code section 13856 permits the Board to act by ordinance, resolution, or motion. Staff recommends a resolution. It provides a single dated record that amends both policies, states the effective date, and documents the Board’s action for purposes of section 54954.

Procedure and Schedule

Board Policy 1010 governs policy amendments. Policy 1010.20 requires adoption at a regular meeting by a 4/7 vote of the entire Board, which is four affirmative votes. Policy 1010.30 requires the proposed text to be in the agenda packet at least two days before the meeting. It also provides that Directors shall have the opportunity to review a proposed amendment at the regular meeting before the meeting at which it is considered for adoption.

Two of those provisions are not met at this meeting. The amendments have not been before the Board at a prior regular meeting, and this meeting is being held at 9:00 a.m., which is not the regular meeting time stated in current policy. Section 1 of the resolution waives both provisions for this action. It does not waive the 4/7 vote. The amendments are limited to the time and place of regular meetings, and their full text is in this packet. If the Board prefers not to waive these provisions, it may treat this meeting as the review and consider the resolution for adoption at the November 19, 2026 regular meeting, with the new time beginning December 17, 2026.

If the resolution is adopted at this meeting, the schedule is as follows.

- **October 15, 2026** — the Board adopts the resolution.
- **November 19, 2026** — the first regular meeting at 9:00 a.m.

Public Notice

No separate notice of the change is required beyond its adoption at a noticed meeting. Each agenda will continue to be posted at least 72 hours before the meeting and will state the meeting time. Staff will update the District website and meeting calendar and will notify persons who have asked to receive meeting notices.

FISCAL IMPACT

None. The change in meeting time does not require an appropriation and does not change Director compensation or staffing.

POLICY AND LEGAL COMPLIANCE

Brown Act. Government Code section 54954, subdivision (a), governs how the time and place of regular meetings are set. Government Code section 54954.2 requires the agenda for each regular meeting to be posted at least 72 hours in advance. If this meeting is noticed as a special meeting, Government Code section 54956 limits the Board to the business stated in the call and notice, which includes this item. This item is presented in open session under Departmental Matters.

Fire Protection District Law. Health and Safety Code section 13856 provides that the Board acts only by ordinance, resolution, or motion, on a recorded vote of a majority of its total membership.

Board Policy. Board Policy 1010.20 requires that a policy amendment be made at a regular meeting by a 4/7 vote of the entire Board. Four affirmative votes are required regardless of vacancies or absences. Section 1 of the resolution waives, for this action, the advance review step in Policy 1010.30 and, to the extent this meeting is not a regular meeting, the regular-meeting provision of Policy 1010.20. The Board's authority to waive those provisions is referred to District Counsel. Other provisions of Policies 1030 and 5010 are not changed by this action.

Meeting Place. The meeting place stated in the resolution, and the consistency of the District's current meeting place with the place stated in existing policy, are referred to District Counsel.

CEQA. The action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(5), as an administrative activity that will not result in a direct or indirect physical change in the environment.

CONCLUSION

Changing the regular meeting time to 9:00 a.m. requires amendment of Board Policies 5010.10 and 1030.20. Staff recommends that the Board adopt the resolution, with the new time beginning at the November 19, 2026 regular meeting.

Respectfully submitted,

Prepared By:

Brad Gates

Fire Chief

ATTACHMENTS

- A. Resolution No. 2026-25, Amending Board Policies 5010 and 1030 to Set the Time of Regular Meetings
- B. Board Policies 5010 and 1030, redline of the proposed amendments
- C. Board Policy 1010 (Adoption and Amendment of Policies)

RESOLUTION NO. 2026-25

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
EL DORADO COUNTY FIRE PROTECTION DISTRICT
AMENDING BOARD POLICIES 5010 AND 1030 TO SET THE TIME OF REGULAR MEETINGS**

WHEREAS, Government Code section 54954, subdivision (a), requires the Board of Directors to provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of its business, the time and place for holding regular meetings; and

WHEREAS, Board Policy 5010.10 and Board Policy 1030.20 each state the day, time, and place of regular meetings and state different times, and the Board of Directors desires to set the time of its regular meetings at 9:00 a.m. and to conform the two policies; and

WHEREAS, Board Policy 1010.20 provides that a policy amendment shall be made at a regular meeting by a 4/7 vote of the entire Board, and Board Policy 1010.30 provides that Directors shall have the opportunity to review a proposed amendment at the regular meeting before the meeting at which it is considered for adoption; and

WHEREAS, this meeting is held at 9:00 a.m. at the request of the Board, the proposed amendments are limited to the time and place of regular meetings, and their full text was included in the agenda packet posted for this meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the El Dorado County Fire Protection District as follows:

Section 1. For this Resolution only, the Board of Directors waives (a) the provision of Board Policy 1010.30 that calls for review of a proposed policy amendment at the regular meeting before its adoption, and (b) to the extent this meeting is not a regular meeting, the provision of Board Policy 1010.20 that a policy amendment be made at a regular meeting. The 4/7 vote required by Board Policy 1010.20 is not waived.

Section 2. Board Policy 5010.10 is amended to read:

“Regular meetings of the Board of Directors shall be held on the third Thursday of each calendar month at 9:00 a.m. at [501 Pleasant Valley Road, Diamond Springs]. The date, time, place of regular Board meetings shall be reconsidered at the annual organizational meeting of the Board.”

Section 3. Board Policy 1030.20 is amended to read:

“Regular meetings of the Board of Directors shall be held the third Thursday of each month. Meetings will be conducted at 9:00 a.m. at 3734 China Garden Rd, Diamond Springs, CA 95619. Changes to the date, time and location of meetings shall be identified on the agenda.”

Section 4. The amendments take effect beginning with the regular meeting of November 19, 2026.

Section 5. The Fire Chief is directed to update the District website, meeting calendar, and agenda notices, and to notify persons who have requested notice of Board meetings.

Section 6. Any provision of a prior resolution, motion, or policy of the Board of Directors that is inconsistent with this Resolution is superseded to the extent of the inconsistency.

PASSED AND ADOPTED by the Board of Directors of the El Dorado County Fire Protection District at a meeting held on October 15, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Mickey Kaiserman
Chair, Board of Directors

Kathleen Freeman
Secretary of the Board

EL DORADO COUNTY FIRE PROTECTION DISTRICT

POLICY TITLE: Board of Directors Procedures

POLICY NUMBER: 1030

***REDLINE.** Proposed amendment to section 1030.20 under Resolution No. 2026-[__]. Deleted text is ~~struck through~~; added text is underlined. No other section is changed.*

1030.10

After each District election or unopposed election, and whenever vacancies in any office may occur and are filled, the District Board shall meet and organize as a Board electing a Chairman from their number, after which they may transact business.

1030.20

Regular meetings of the Board of Directors shall be held the ~~second Wednesday~~ third Thursday of each month. Meetings will be conducted ~~at 1:00 pm~~ at 9:00 a.m. at ~~2850 Fairlane Court, Building "C," Placerville, California, 95667~~ 3734 China Garden Rd, Diamond Springs, CA 95619. Changes to the date, time and location of meetings shall be identified on the agenda.

1030.30

The District Board shall act only by Ordinance, Resolution, or Motion. A majority vote of members of the District Board (3/5) is required on each action and the vote shall be recorded.

1030.40

Any business conducted or decisions made by the Fire District's Board of Directors' pertaining to the Fire District shall be done at an open meeting of the Board.

1030.50

Any correspondence pertaining to District business addressed to Board members or Chairman shall be placed on file in the Administrative office when received and shall be included in the Board packet.

1030.60

In order to become familiar with the District's stations, equipment and employees, their conditions and needs, the Directors may visit District fire stations. Board members may at times choose to visit District fire stations to obtain updates on facility projects. Visits to fire stations should occur during normal business hours 08:00 to 4:30 pm.

1030.70

Requirements for meetings are covered in copies of the Government Code and also in the Brown Act, California Government Code Section 54950 thru 54963

1030.80

It shall be considered to be a conflict of interest for any Board Member to be paid or volunteer employee of the El Dorado County Fire Protection District. Members of the Board of Directors are prohibited from applying for employment with the District.

1030.90

Election of officers shall be conducted on an annual basis at the December meeting. Term begins February and ends January 31st.

EL DORADO COUNTY FIRE PROTECTION DISTRICT

POLICY TITLE: Board Meetings

POLICY NUMBER: 5010

***REDLINE.** Proposed amendment to section 5010.10 under Resolution No. 2026-[__]. Deleted text is ~~struck through~~; added text is underlined. No other section is changed.*

5010.10

Regular meetings of the Board of Directors shall be held on the third Thursday of each calendar month at ~~3:00 pm~~ 9:00 a.m. at ~~2850 Fairlane Court, Building C~~ 3734 China Garden Rd, Diamond Springs, CA 95619 The date, time, place of regular Board meetings shall be reconsidered at the annual organizational meeting of the Board.

5010.20

The Chairman may call special meetings (non-emergency) of the Board of Directors.

5010.21

All Directors, the Fire Chief, District Counsel and (other desired staff) shall be notified of the special Board meeting and the purpose or purposes for which it is called. Said notification shall be in writing, delivered to them at least twenty-four (24) hours prior to the meeting.

5010.22

Newspapers of general circulation in the District, radio stations and television stations, organization, and property owners who have requested notice of special meetings in accordance with the Ralph M. Brown Act (California Government Code 54950 through 54926) shall be notified by a mailing unless the special meeting is called less than one week in advance, in which case notice, including business to be transacted, will be given by telephone as soon after the meeting is scheduled as practicable.

5010.23

An agenda shall be prepared as specified for regular meeting to those specified above.

5010.24

Only those items of business listed in the call for the special meeting shall be considered by the Board at any special meeting.

5010.30

Special Meetings (Emergency): *[The opening text of this section is missing from the copy posted on the District website. Insert it from the District's master copy.]* stations, or television stations of the fact of the holding of the emergency special meeting, and any of the action taken by the Board, as soon after the meeting as possible.

5010.31

[Section 5010.31 does not appear in the copy posted on the District website. Insert it from the District's master copy.]

5010.32

No closed session may be held during an emergency special meeting, and all other rules governing special meetings shall be observed with the exception of the twenty-four-- (24) hour notice. The minutes of the emergency special meeting, a list of persons the Fire Chief or designee notified or attempted to notify, a copy of the roll call vote(s), and any actions taken at such meeting shall be posted for a minimum of ten (10) days in the District office as soon after the meeting as possible.

5010.40

Adjourned Meetings: A majority vote by the Board of Directors may terminate any Board meeting at any place in the agenda at any time and place specified in the order of the adjournment, except that if no Directors are present at any regular or adjourned regular meeting, the Fire Chief may declare the meeting adjourned to a stated time and place, and he/she shall cause a written notice of adjournment to be given to those specified in 5010.22, above.

5010.50

Annual Organizational Meeting: The Board of Directors shall hold an annual organizational meeting at its regular meeting in December (or other appropriate month). At this meeting the Board will elect a Chairman, Vice Chairman, and Clerk from among its members to serve during the coming calendar year, and will appoint the Fire Chief (or other responsible managing employee) as the Board's Secretary and Treasurer.

5010.60

The Chairperson of the meetings described herein shall determine the order in which the Board shall consider agenda items for discussion and/or action.

5010.70

The Chairperson and the Fire Chief shall ensure that appropriate information is available for the audience at meetings of the Board of Directors, and that physical facilities for said meetings are functional and appropriate.



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	7C
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Approve Designation of EPIC Insurance Brokers & Consultants as Retail Broker of Record for the District's JPRIMA Auto, Package, and Excess Policies, Replacing Atwood Insurance; Authorize the Fire Chief to Execute the Broker of Record Letter

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Approve** the designation of EPIC Insurance Brokers & Consultants (EPIC) as the District's exclusive retail broker of record, replacing Atwood Insurance, for the District's JPRIMA Auto (JPACA-10017-02), JPRIMA Package (JPACP-10017-02), and JPRIMA Excess (JPAXS-10017-02) policies for the policy term April 1, 2026 to April 1, 2027, with K2 Insurance Services c/o Allied Public Risk, LLC continuing as Program Manager;
- **Authorize** the Fire Chief to execute the Broker of Record Letter (Attachment A), with any non-substantive changes approved by District Counsel, and to execute related documents necessary to complete the transition;
- **Direct** staff to provide written notice of the change to Atwood Insurance and to coordinate the transfer of policy, certificate, and open claim files to EPIC; and
- **Direct** staff to obtain a written compensation disclosure from EPIC and to present renewal terms and premium to the Board before the April 1, 2027 renewal.

BACKGROUND

The District's automobile, package (property and liability), and excess liability coverage is placed through the California Association of Mutual Water Companies Joint Powers Risk and Insurance Management Authority (CalMutuals JPRIMA), a joint powers risk pool. The program is managed and underwritten by Allied Public Risk, LLC, a K2 Insurance Services company, which serves as Program Manager. The District's three JPRIMA policies are in force for the term April 1, 2026 to April 1, 2027.

A retail broker of record is the licensed broker authorized to represent the insured to the Program Manager on a given policy: obtaining quotes, requesting endorsements and certificates of insurance, reporting claims, and negotiating renewal terms. The District's retail broker of record on the JPRIMA policies is currently Atwood Insurance (ISU Insurance Services – Atwood Agency) of Placerville. An insured changes its retail broker by delivering a signed broker of record letter to the Program Manager.

The El Dorado County Emergency Services Authority (the JPA) and the El Dorado Hills County Water District (El Dorado Hills Fire Department) have each designated EPIC as their retail broker of record. The JPA's own JPRIMA Package, Auto, and Excess coverage, for the period September 1, 2026 to April 1, 2027, was before the JPA Board on August 26, 2026 (Item 6.4) and carries the same April 1, 2027 expiration as the District's

policies. The matter is before the Board now so that the District's broker designation can be aligned with those agencies ahead of the common renewal.

DISCUSSION

Proposed Action

The proposed action changes one party in the District's insurance placement: the retail broker. The risk pool, the Program Manager, the policies, and the coverage terms are unchanged.

Table 1. Current and Proposed Placement

Role	Current	Proposed
Risk pool / coverage	CalMutuals JPRIMA	No change
Program Manager	K2 Insurance Services c/o Allied Public Risk, LLC	No change
Retail broker of record	Atwood Insurance (ISU Insurance Services – Atwood Agency), Placerville	EPIC Insurance Brokers & Consultants
Policy terms, limits, and deductibles	As bound for the April 1, 2026 to April 1, 2027 term	No change

Table 2. Policies Subject to the Designation

Coverage	Policy Number	Policy Term
JPRIMA Auto	JPACA-10017-02	April 1, 2026 to April 1, 2027
JPRIMA Package	JPACP-10017-02	April 1, 2026 to April 1, 2027
JPRIMA Excess	JPAXS-10017-02	April 1, 2026 to April 1, 2027

The designation is limited to the three policies listed in Table 2. The District's workers' compensation and employee benefit coverages are placed separately and are not affected. Any other coverage placed through Atwood Insurance remains with that agency unless the District issues a separate designation.

Terms of the Broker of Record Letter

The letter at Attachment A is addressed to K2 Insurance Services c/o Allied Public Risk, LLC. Its operative terms are:

- **Appointment** — confirms K2 Insurance Services c/o Allied Public Risk, LLC as exclusive Program Manager and appoints EPIC as exclusive retail broker for the three policies.
- **Rescission** — rescinds all other broker appointments on the account until cancelled in writing, and asks that any waiting period be waived.
- **Authority to negotiate** — authorizes the Program Manager and EPIC to negotiate with insurers regarding changes to existing policies and coverage carried under temporary binders or cover notes.
- **Existing placement** — states that the Program Manager and EPIC do not share responsibility for deficiencies in the placement to which the letter applies.
- **Release of information** — authorizes release to the Program Manager and EPIC of policy, rating, loss, reserve, and related financial information, and asks that it not be released to others.

Continuity of Shared Work with the JPA

The District is a member agency of the JPA and staffs JPA medic units under the Advanced Life Support Ambulance Agreement. El Dorado Hills Fire Department is likewise a member agency and transporting agency. Under that structure the JPA and its transporting agencies each maintain their own coverage, and an

incident involving a JPA ambulance staffed by member-agency personnel can involve the policies of more than one agency. The District will remain named as an insured on the JPA's policy; the change in retail broker does not alter that status.

With the JPA and El Dorado Hills Fire Department now served by EPIC, designating the same retail broker for the District provides continuity in the following areas:

- **Certificates and endorsements** — one broker handles certificates of insurance and additional-insured endorsements exchanged among the JPA and its transporting agencies under the ALS Ambulance Agreement.
- **Claims coordination** — claims arising from shared ambulance operations are reported and coordinated through one broker and one Program Manager, with a common understanding of each agency's policy.
- **Consistent coverage review** — the same broker reviews the policy forms, limits, and exclusions of each agency, which supports identification of gaps or overlaps between the agencies' programs.
- **Coordinated renewal** — the District's and the JPA's JPRIMA policies share an April 1, 2027 expiration, allowing renewal submissions and terms to be developed on a common schedule.

FISCAL IMPACT

None. The designation does not change the coverage, limits, deductibles, or premium of the policies in force for the April 1, 2026 to April 1, 2027 term. Retail broker compensation on the JPRIMA policies is paid by commission included in the premium; the District does not pay a separate broker fee [confirm with EPIC and the Program Manager]. No additional appropriation is requested.

POLICY AND LEGAL COMPLIANCE

Authority. Health and Safety Code section 13861, subdivision (k), authorizes a fire protection district to provide insurance pursuant to Part 6 (commencing with section 989) of Division 3.6 of Title 1 of the Government Code. Government Code sections 990 and 990.4 authorize a local public entity to insure against liability through an authorized insurer, self-insurance, or a combination, and section 990.8 authorizes coverage through a joint powers agreement.

Contracting and Purchasing. Public Contract Code section 20812, subdivision (a), lists insurance among the special services for which a district board may contract, and subdivision (b) directs a district with a final budget over \$1,000,000 to follow either the contracting procedures of its principal county or the procedures in subdivision (c). The designation does not commit the District to a direct expenditure to the broker. Whether a retail broker designation compensated by commission is subject to section 20812 or to the District's purchasing policy is referred to District Counsel.

Form of Letter. The rescission, waiting-period, existing-placement, and release-of-information provisions of the Broker of Record Letter are referred to District Counsel for review as to form before execution.

Conflict of Interest. Government Code section 1090 and the Political Reform Act (Government Code section 87100 et seq.) apply to Board members and designated staff with respect to any financial interest in Atwood Insurance or EPIC.

JPA and ALS Ambulance Agreement. The designation does not amend the insurance or indemnification provisions of the JPA Agreement or the ALS Ambulance Agreement. The District continues to maintain its own coverage and will remain named as an insured on the JPA's policy.

Brown Act. The item is presented for action under Departmental Matters and is described on the posted agenda in accordance with Government Code section 54954.2.

Labor and Accounting. The action does not affect wages, hours, or other terms and conditions of employment and does not change the District's financial reporting.

CEQA. The action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(5), as an administrative activity that will not result in a direct or indirect physical change in the environment.

CONCLUSION

Designating EPIC as retail broker of record leaves the District's JPRIMA coverage and Program Manager in place, preserves the District's status as an insured on the JPA's policy, and aligns the District's broker with the JPA and El Dorado Hills Fire Department for the remainder of the current term and the April 1, 2027 renewal. Staff recommends Board approval of all actions described in this report.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS

A. Broker of Record Letter to K2 Insurance Services c/o Allied Public Risk, LLC (for signature)

EL DORADO COUNTY FIRE PROTECTION DISTRICT

**501 Pleasant Valley Road
Diamond Springs, CA, 95619
(530) 644-9630**

10/15/2026

K2 Insurance Services
C/O Allied Public Risk LLC
4507 North Front Street Suite 200
Harrisburg, PA 17110

Re: El Dorado County Fire Protection District

JPRIMA Policies: JPRIMA Auto – **JPACA-10017-02**
JPRIMA Package – **JPACP-10017-02**
JPRIMA Excess – **JPAXS-10017-02**

Effective Date: 4-1-26 to 4-1-27

Attn: Paul Fuller

This letter will confirm that as of the above date, K2 Insurance Services C/O Allied Public Risk LLC will remain as our exclusive Program Manager along with EPIC Insurance Brokers & Consultants as our exclusive retail broker with respect to the above account and coverage. The appointment with K2 Insurance Services C/O Allied Public Risk LLC and EPIC Insurance Brokers & Consultants shall remain in full force and rescind all other appointments until canceled in writing. We ask that any waiting period be waived as no further rescinding broker of record letter will be issued.

K2 Insurance Services C/O Allied Public Risk LLC and EPIC Insurance Brokers & Consultants are hereby authorized to negotiate directly with any interested company as respects changes in the exiting insurance policies and in closing, changing increasing or cancelling insurance carried under temporary binders or cover notes. We understand that K2 Insurance Services C/O Allied Public Risk LLC and EPIC Insurance Brokers & Consultants will not share responsibility for any deficiencies in the insurance placement to which this letter applies.

This letter also constitutes your authority to furnish K2 Insurance Services C/O Allied Public Risk LLC and EPIC Insurance Brokers & Consultants with all information that may be requested as it pertains to our insurance contracts, applications, policies, endorsements, rates, rating schedules, surveys, reserves, retentions and any other financial data they may wish to obtain for their review of our present and future requirements in connection with the insurance placement to which this letter applies. We request that you do not communicate such information to anyone else.

Sincerely,



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	7D
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Biennial Review and Adoption of Amended Conflict of Interest Code; Submittal to the El Dorado County Board of Supervisors for Approval

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Adopt** the amended Conflict of Interest Code of the El Dorado County Fire Protection District (Attachment A), which incorporates by reference 2 Cal. Code of Regs. section 18730, designates the positions and disclosure category set out in its Appendix, and rescinds all prior codes; and
- **Direct** the Fire Chief to submit the amended code to the El Dorado County Board of Supervisors, as the District's code reviewing body, for approval.

BACKGROUND

The Political Reform Act (Government Code section 81000 et seq.) requires every local agency to adopt a conflict of interest code. The code designates the positions whose holders make or participate in making decisions that may foreseeably have a material financial effect on their economic interests, and assigns each position the categories of interests it must disclose on the Statement of Economic Interests (Form 700). The Fair Political Practices Commission (FPPC) has adopted a standard code, 2 Cal. Code of Regs. section 18730, which an agency may incorporate by reference.

Government Code section 87306.5 requires each local agency to review its code in every even-numbered year. If no change is needed, the agency head files a written statement with the code reviewing body by October 1. If a change is needed, the agency submits an amended code. For a special district located entirely within one county, the code reviewing body is the county board of supervisors (Government Code section 82011, subdivision (b)). An amended code is not effective until the code reviewing body approves it (Government Code section 87303).

The District's current code designates Board Members, Attorney, Chief, and Auditor, and assigns all of them eight disclosure categories. The District's organization has changed since the code was adopted, including the 2026 annexation of the Diamond Springs-El Dorado Fire Protection District. Staff has completed the 2026 biennial review and recommends that the code be amended.

DISCUSSION

Summary of Changes

The proposed code keeps the FPPC standard code and replaces the Appendix of designated positions and disclosure categories. Table 1 compares the current and proposed codes.

Table 1. Current and Proposed Conflict of Interest Code

	Current Code	Proposed 2026 Code
Standard code	2 Cal. Code of Regs. section 18730, incorporated by reference	No change
Designated positions	Board Members; Attorney; Chief; Auditor	Members of the Board of Directors; Fire Chief; Deputy Fire Chief; Consultants
Disclosure categories	Eight categories (1 through 8), assigned to every designated position	One category: real property in the District, and investments, business positions, and income from sources that provide goods, equipment, vehicles, machinery, or services of the type used by the District
Consultants	Specialized consultants disclose as the Chief determines for a particular task order	Consultants as defined by FPPC regulation; the Fire Chief may limit a consultant's disclosure by written determination
Filing	Board Members and Chief file with the District, which forwards originals to the County Elections Department; other statements retained by the District	All designated employees file original statements with the County of El Dorado Elections Department

- **Designated positions** — position titles are updated to the District's current organization. Attorney and Auditor are no longer listed as separate positions; District Counsel, the independent auditor, and other contractors are covered by the consultant provision to the extent they meet the FPPC definition of a consultant.
- **Disclosure category** — the eight categories are consolidated into one category that applies to all designated positions.
- **Consultants** — the code adopts the FPPC definition of consultant and allows the Fire Chief to determine in writing that a particular consultant's duties are limited in scope and to set the extent of that consultant's disclosure. Each determination is a public record kept with the code.
- **Filing** — all designated employees file their original statements with the County of El Dorado Elections Department. Statements are public records available for inspection during normal business hours.

Next Steps

Upon adoption, staff will submit the amended code to the Clerk of the El Dorado County Board of Supervisors. The Board of Supervisors has 90 days to approve the code, approve it with revisions, or return it to the District for revision. The amended code takes effect when it is approved. Persons who newly hold a designated position will then file an assuming-office statement within 30 days, and all designated employees will continue to file annual statements by April 1.

FISCAL IMPACT

None. Adoption of the amended code does not require an appropriation.

POLICY AND LEGAL COMPLIANCE

Political Reform Act. The amended code is adopted under Government Code section 87300 et seq. and incorporates 2 Cal. Code of Regs. section 18730, including any amendments the FPPC adopts. The standard code sets the filing deadlines, the reporting requirements for each type of interest, and the rules for disqualification.

Biennial Review. Government Code section 87306.5 required the District to review its code in 2026 and, if no change was needed, to file a written statement with the Board of Supervisors by October 1, 2026. The District's biennial notice was [filed on _____ indicating that an amendment is required].

Approval by the Code Reviewing Body. Under Government Code sections 82011 and 87303, the amended code must be approved by the El Dorado County Board of Supervisors and is not effective until approved. The current code remains in effect until then.

Designated Positions. A conflict of interest code must designate every position that involves making or participating in making governmental decisions that may foreseeably have a material financial effect on a financial interest. The list of designated positions in the amended code, including the positions that hold purchasing or permit authority, is referred to District Counsel for review before submittal.

Brown Act. This item is presented for action in open session under Departmental Matters and is described on the posted agenda in accordance with Government Code section 54954.2.

CEQA. The action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(5), as an administrative activity that will not result in a direct or indirect physical change in the environment.

CONCLUSION

The 2026 biennial review shows that the District's conflict of interest code no longer reflects its current positions. The amended code updates the designated positions, consolidates the disclosure categories, and provides for filing with the County Elections Department. Staff recommends that the Board adopt the amended code and direct its submittal to the Board of Supervisors.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS

- A. Proposed Conflict of Interest Code, El Dorado County Fire Protection District (2026)
- B. Current Conflict of Interest Code, with Appendix A (Designated Employee Positions) and Appendix B (Disclosure Categories)



CONFLICT OF INTEREST CODE

El Dorado County Fire Protection District

The Political Reform Act, Government Code §81000 et seq., requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regs. §18730, which contains the terms of a standard conflict of interest code. It can be incorporated by reference into a local conflict of interest code and may be amended by the FPPC after public notice and hearing to conform to amendments to the Political Reform Act. Therefore, the terms of 2 Cal. Code of Regs. §18730 and any amendment to it duly adopted by the FPPC are hereby incorporated herein by this reference and, along with the Appendix of Designated Positions and Disclosure Categories set forth below, constitute the conflict of interest of the El Dorado County Fire Protection District. This conflict-of-interest code supersedes all prior codes, which are hereby rescinded.

Designated employees shall file their original signed statement of economic interest with the County of El Dorado Election Department. Statements are public records and will be made available for public inspection and reproduction during normal business hours, 8am to 5pm, Monday-Friday.

Appendix of Designated Positions and Disclosure Categories

The designated employees, who have been determined to make or participate in making decisions that may foreseeably have a material effect on an economic interest, are:

- Members of the Board of Directors
- Fire Chief
- Deputy Fire Chief
- Consultants

The disclosure category for the designated positions is all interests in real property in the district, and all investments, business positions and income (including gifts, loans and travel payments) from sources that provide goods, equipment, vehicles, machinery or services of the type utilized by the El Dorado County Fire Protection District.

*Consultants are those persons defined in Title 2, California code of Regulation, §18701(a)(2) who contract with the district to provide services. The Fire Chief may determine in writing that a particular consultant, although occupying a designated position, is hired to perform a range of duties that are limited in scope and thus is not required to comply fully with the disclosure requirement described in this code. Such determination shall include a description of the consultant's duties and based upon the description, a statement of the extent of disclosure requirements. The Fire Chief's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. The definition of consultant in 2 CCR §18701(a)(2) is:

"Consultant" means any individual who, pursuant to a contract with a state or local government agency:

(A) Makes a governmental decision whether to:

- (i) Approve a rate, rule or regulation;*
- (ii) Adopt or enforce a law;*
- (iii) Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement;*
- (iv) Authorize the agency to enter into, modify, or renew a contract provided it is the type of contract that requires agency approval;*
- (v) Grant agency approval to a contract that requires agency approval and to which the the agency is a party, or to the specification for such a contract;*
- (vi) Grant agency approval to a plan, design, report, study, or similar item;*
- (vii) Adopt, or grant agency approval of, policies, standards, or guidelines for the agency, or for any subdivision thereof: or*

(B) Serves in a staff capacity with the agency and in that capacity participates in making a governmental decision as defined in regulation 18702.2 or performs the same or substantially all the same duties for the agency that would otherwise be performed by an individual holding a position specified in the agency's Conflict of Interest Code under Government Code section 87302.

The above local conflict of interest code was adopted by the board of directors of the El Dorado County Fire Protection Districts at a regular meeting of the board held on the 15th day of October 2026.

Aye votes:

No votes:

Absent

Chair, Board of Directors



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	7E
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Approve Lease Agreement with Global Medical Response, Inc. for Crew Quarters at Station 21, 4040 Carson Road, Camino; Authorize the Fire Chief to Execute and Administer the Lease

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Approve** the Lease Agreement (Attachment A) between the District, as Lessor, and Global Medical Response, Inc., as Lessee, for approximately 1,800 square feet of crew quarters and one apparatus bay space at Station 21, 4040 Carson Road, Camino, for a one-year initial term with one twelve-month extension option, at rent of \$2,470.00 per month plus a fixed utility charge of \$1,013.67 per month;
- **Authorize** the Fire Chief to execute the Lease in substantially the form attached, upon approval as to form by District Counsel, including any non-substantive changes approved by District Counsel;
- **Authorize** the Fire Chief to administer the Lease on behalf of the District, including giving and receiving notice of termination under Section 6; and

BACKGROUND

Station 21, located at 4040 Carson Road in Camino, is a District facility serving the Camino and Cedar Grove communities. The station is not staffed full-time. The District uses its crew quarters for ambulance move-up coverage under the County of El Dorado's system status plan.

The District and REACH Air Medical Services, a Global Medical Response (GMR) company, are developing a public-private partnership to base an air medical helicopter in the District's service area with a dual emergency medical and aerial fire suppression mission. The Board received a presentation on REACH's Letter of Intent.

GMR has requested the use of crew quarters at Station 21 for its air ambulance crews on an interim basis, until its own facility at the airport is ready for occupancy. GMR estimates that period at four to six months. The proposed Lease is prepared on GMR's lease form, with the District as Lessor, and reflects revisions dated October 6, 2026.

DISCUSSION

Lease Overview

The Lease grants GMR exclusive use of the western crew quarters and one apparatus bay space at Station 21. The District retains the eastern crew quarters and two apparatus bay spaces for its own operations. The principal terms are summarized in Table 1.

Table 1. Summary of Lease Terms

Term	Provision	Section
Parties	District, as Lessor; Global Medical Response, Inc., as Lessee.	Preamble
Leased Premises	Approximately 1,800 square feet on the western side of Station 21 (three bedrooms, a dayroom, a conference room, and a kitchen), one space in the apparatus bay, and exclusive parking on the western side.	§ 1; Exhibit A
Retained by the District	Crew quarters on the eastern side, two apparatus bay spaces, and the existing storage shed(s). District personnel, vehicles, and apparatus may enter and park at the facility at any time.	§§ 2, 27
Permitted use	Crew quarters for Lessee's air ambulance crews, with access 24 hours a day, every day.	Recital A; § 7
Term	One year from the Effective Date of November 15 th , 2027, with one twelve-month extension at Lessee's option on 30 days' written notice.	§ 3
Rent	\$2,470.00 per month, payable in advance on the first of each month; pro-rated for partial months.	§ 4
Security deposit	\$2,470.00, due within 30 days of execution.	§ 4
Utilities	District maintains electrical, water, and propane service. Lessee pays a fixed Utility Charge of \$1,013.67 per month, equal to two-thirds of the agreed average monthly cost of \$1,520.50. The charge is fixed for the initial term and adjusts to two-thirds of actual average cost at extension. Lessee pays directly for garbage, telephone, internet, and television.	§ 9
Termination	By either party, without cause, on 30 days' written notice; for uncured material breach after 30 days' notice; by mutual written agreement; or on closure of Lessee's operation.	§ 6
Maintenance	District maintains and repairs the building, building systems, and grounds. Lessee keeps the Leased Premises in good care and makes no alterations without District consent.	§§ 8, 10, 27
Indemnity and insurance	Lessee indemnifies the District for claims arising in or about the premises. Lessee insures its personal property; the District insures the building.	§§ 7, 11, 17
Assignment	District consent required, except for assignment to an affiliate or to a successor to Lessee's business.	§ 13

Continued District Use of Station 21

The Lease preserves the District's use of Station 21 for ambulance move-up coverage. Section 2 provides that District personnel, vehicles, and apparatus may enter and park at the facility at any time, that this use is not a breach of the Lessee's right of quiet enjoyment, and that each party will use the facility in a manner that does not unreasonably interfere with the other's operations.

Interim Occupancy and Termination

Although the initial term is one year, the occupancy is expected to be shorter. Section 6 allows either party to terminate at any time, without cause or penalty, on 30 days' written notice. The same provision allows the District to recover the space on 30 days' notice if its operational needs change.

Basis for Rent

Rent of \$2,470.00 per month for approximately 1,800 square feet equals approximately \$1.37 per square foot per month, or \$16.47 per square foot per year. In Section 19 the parties acknowledge that the rent was negotiated at arm's length, is fair market value, and was not determined in a manner that takes into account the volume or value of referrals or other business between the parties. The rent was established on the basis of comparable rental of the camino area based on similar square foot.

FISCAL IMPACT

The Lease produces rent revenue and a reimbursement of utility costs. Table 2 shows receipts for the estimated four-to-six-month occupancy and for the full initial term.

Table 2. Lease Receipts

Component	Monthly	4 Months	6 Months	12 Months
Rent	\$2,470.00	\$9,880.00	\$14,820.00	\$29,640.00
Utility Charge	\$1,013.67	\$4,054.68	\$6,082.02	\$12,164.04
Total receipts	\$3,483.67	\$13,934.68	\$20,902.02	\$41,804.04

Rent is new revenue to the District: \$9,880.00 to \$14,820.00 over four to six months, or \$29,640.00 for the full initial term. The Utility Charge is a reimbursement of the Lessee's two-thirds share of utility costs, shown in Table 3, and is not net revenue.

Table 3. Allocation of Agreed Average Monthly Utility Costs

Service	Average Monthly Cost	Lessee (2/3)	District (1/3)
Electrical	\$1,258.00	\$838.67	\$419.33
Water	\$188.00	\$125.33	\$62.67
Propane (\$894.00 per year)	\$74.50	\$49.67	\$24.83
Total	\$1,520.50	\$1,013.67	\$506.83

The Utility Charge is fixed during the initial term. The District bears any utility cost above the agreed monthly average of \$1,520.50 and retains any savings below it. The security deposit of \$2,470.00 is refundable and is held as a liability, not recorded as revenue.

The District continues to pay for building and building-system maintenance, grounds maintenance, and property insurance at Station 21. These are existing costs of the station. Lease revenue is [included / not included] in the Fiscal Year 2026/27 Final Budget. No additional appropriation is requested.

POLICY AND LEGAL COMPLIANCE

District Counsel Review. The Lease has been reviewed by District Counsel. The items referred to District Counsel in this section will be resolved before the Lease is executed.

Authority. Health and Safety Code section 13861, subdivision (b), authorizes a fire protection district to hold, manage, and occupy property and to create a leasehold interest in the property for the benefit of the district.

Surplus Land Act. Under Government Code section 54221, subdivision (d), a lease for a term of 15 years or less, including extension options, is not a disposition of surplus land. The Lease has a maximum term of two years and Station 21 remains in District use.

Fair Market Value. Article XVI, section 6 of the California Constitution prohibits a gift of public funds. The Lease is at fair market rent, and the Lessee reimburses its proportionate share of utility costs.

Federal Anti-Kickback Statute. The space rental safe harbor at 42 C.F.R. section 1001.952(b) applies to a written, signed lease that specifies the premises, has a term of not less than one year, sets aggregate rent in advance at fair market value without regard to the volume or value of referrals, and covers no more space than is reasonably necessary. Section 19 of the Lease contains the parties' fair market value acknowledgment. The effect of the 30-day termination right in Section 6 on the one-year term standard, and the relationship of the Lease to other agreements between the District and REACH, are referred to District Counsel.

Possessory Interest. Revenue and Taxation Code section 107.6 requires a local public entity to include in a written contract that may create a taxable possessory interest a statement that the interest may be subject to property taxation and that the private party may be responsible for those taxes. The statement will be included in the Lease before execution.

Insurance and Indemnification. Section 7 of the Lease requires the Lessee to indemnify the District for claims arising in or about the premises, and Section 11 addresses property insurance. Lessee liability insurance requirements, additional insured status for the District, and certificates of insurance are referred to District Counsel and the District's insurance broker for inclusion before execution.

EMS System. The Lease conveys the use of real property only. It does not authorize air ambulance service, which is under the jurisdiction of the El Dorado County Emergency Medical Services Agency, and it does not change the District's obligations under the ALS Ambulance Agreement or the County's system status plan.

Labor. Staff has not identified a meet-and-confer obligation arising from the Lease.

Accounting. The Lease is cancellable by either party on 30 days' notice. Its classification as a short-term lease under Governmental Accounting Standards Board Statement No. 87 will be confirmed with the District's independent auditor.

Brown Act. The item is presented for action in open session under Departmental Matters and is described on the posted agenda in accordance with Government Code section 54954.2.

CEQA. The action is categorically exempt from the California Environmental Quality Act under CEQA Guidelines section 15301 (Class 1, Existing Facilities), which covers the leasing of existing public structures involving negligible or no expansion of existing or former use.

CONCLUSION

The Lease provides GMR with interim crew quarters at Station 21 at fair market rent, with the Lessee paying its proportionate share of utilities, while the District retains its own quarters and its use of the station for ambulance move-up coverage. Either party may end the Lease on 30 days' notice. Staff recommends Board approval of all actions described in this report.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS

- A. Lease Agreement with Global Medical Response, Inc., 4040 Carson Road, Camino (draft dated October 6, 2026)
- B. [Fair Market Rent Documentation]

Lease Agreement

This Lease Agreement is made and entered into by and between REACH Air Medical Services, LLC (“**Lessee**”), and El Dorado County Fire Protection District, a California fire protection district (“**Lessor**”), as of the latest date appearing next to their respective signatures below but effective as of _____, (the “**Effective Date**”). Lessor and Lessee are sometimes collectively referred to hereafter as the “**Parties**” and individually a “**Party**”.

Background

- A. Lessee desires to lease from Lessor the Leased Premises (as defined below) for use as crew quarters for Lessee’s air ambulance crews and requires access on a 24/7/365 basis.
- B. Lessor is willing to lease the Leased Premises to Lessee on the terms and conditions hereinafter set forth.

Terms

In consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby covenant and agree as follows:

- 1. **Lease.** Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, at the Rent set forth below, those certain premises located at 4040 Carson Road, Camino, California 95709 (the “**Facility**”), comprised of one space in the apparatus bay and approximately 1,800 square feet of leasable space consisting of three (3) bedrooms, a dayroom, a conference room and a kitchen in the Western side of the Facility (the “**Leased Premises**”) as outlined in Exhibit A. Lessee shall have the exclusive use of parking on the Western side of the Facility. Lessor hereby represents that, to the best of its knowledge, the Leased Premises are free from mold, material containing asbestos and/or hazardous material risks.
- 2. **Shared Use of Facility.** The Leased Premises are part of a larger facility located at 4040 Carson Road, Camino, California (the “**Facility**”). The parties acknowledge and agree that use of the Facility is allocated approximately two-thirds (2/3) to Lessee and one-third (1/3) to Lessor. Lessor retains, and the Leased Premises do not include, the crew quarters located on the Eastern side of the Facility and separated from the Leased Premises by the apparatus bay (the “**Lessor Quarters**”) and two of the spaces in the apparatus bay, which Lessor continues to use for ambulance move-up coverage under the County of El Dorado’s system status plan. Lessee shall have the exclusive use of the Leased Premises, and Lessor shall have the exclusive use of the Lessor Quarters. Notwithstanding Section 1, Lessor and its personnel, vehicles and apparatus may enter and park at the Facility at any time as necessary for Lessor’s use of the Lessor Quarters, and such use shall not constitute a breach of Lessee’s right of quiet enjoyment or of any other provision of this Lease. Each party shall use the Facility in a manner that does not unreasonably interfere with the operations of the other party.
- 3. **Term; Option to Renew.** The term of this Lease shall commence on the Effective Date and continue for a period of one (1) year (the “**Initial Term**”). Provided there is no Event of Default (defined below) on part of Lessee, the Lessee may extend the term of this Lease for one (1) additional term of twelve (12) months (each an “**Extension Term**”) by giving written notice to Lessor at least 30 days prior to the expiration date of the Initial Term or the then current Extension Term. The Initial Term and Extension Terms, if any, are collectively referred to herein as the “**Term**”.
- 4. **Rent.** For use of the Leased Premises, Lessee shall pay rent in the amount of Two Thousand Four Hundred

Seventy Dollars (\$2,470.00) per month (the “**Rent**”). Lessee shall pay Lessor the Rent in advance on the first day of each month during the Term at Lessor’s address set forth below or at such other place as Lessor may hereafter from time to time designate in writing. Rent for any partial month will be pro-rated based on the total number of days in that month. Lessee shall pay to Lessor a Security Deposit in the amount of Two Thousand Four Hundred Seventy Dollars (\$2,470.00) (the “**Security Deposit**”) within thirty (30) days of lease execution.

5. **Casualty.** Should a material portion of the Leased Premises, or of the building of which they are a part, be materially damaged by fire or other casualty, or taken by eminent domain, the Lessor may elect to terminate this Lease. When such fire, casualty, or taking renders the Leased Premises uninhabitable, the Rent will be abated until Lessor has restored the Leased Premises, and the Lessee shall be entitled to terminate this Lease if:
 - 5.1. The Lessor fails to restore the Leased Premises to a habitable condition within ninety (90) days of the casualty or fails to relocate Lessee to substantially comparable space in another part of the building (such relocation to be at Lessor's sole cost and expense unless the damage was the responsibility of Lessee), any such occupancy in the relocated Premises to be on the same terms and conditions as set forth in this Lease except for the then description of the Leased Premises. The Lessor reserves, and the Lessee grants to the Lessor, all rights which the Lessee may have for damages or injury to the Leased Premises for any taking by eminent domain, except for damage to the Lessee’s trade fixtures, property, or business equipment.
6. **Termination.** Notwithstanding the foregoing, this Agreement may be terminated prior to normal expiration, (a) if both parties agree in writing, (b) by a non-breaching party, if the breaching party does not cure a material breach within 30 days following written notice thereof by the non-breaching party, (c) if the Lessee’s ambulance operation in Camino, California is closed, and Lessee provides the Lessor thirty (30) days’ advance written notice of termination, or (d) by either party, at any time, for any reason or no reason and without penalty, upon thirty (30) days’ advance written notice of termination to the other party. Upon any termination under this Section, the Rent and the Utility Charge shall be pro-rated through the effective date of termination, Lessor shall promptly refund any Rent or Utility Charge prepaid for any period after that date, the Security Deposit shall be returned to Lessee less any lawful deductions, and neither party shall have any further obligation to the other under this Lease except for obligations that accrued before the effective date of termination.
7. **Use and Indemnity.** Lessee may use the Leased Premises as crew quarters for its employees in connection with the operation of Lessee’s ambulance business. Lessee hereby agrees and covenants with Lessor that Lessor shall not be liable for any damage to persons or property arising from any cause whatsoever, which shall occur in any manner in or about the Premises, and Lessee hereby agrees to indemnify and save harmless Lessor from any and all claims and liability for damage to persons or property arising from any cause whatsoever, which shall occur in any manner in or about the Premises. Further, Lessee hereby agrees and covenants with Lessor that Lessor shall not be liable for any damage to any property or effects therein or thereon (including but not limited to personal property of Lessee).
8. **Care and Repair of Leased Premises.** Lessee covenants to take good care of the Leased Premises and the fixtures and appurtenances therein, ordinary wear and tear excepted, and shall, in the use and occupancy of the Leased Premises, comply with all applicable laws, orders and regulations of the federal, state and municipal governments or any of their departments affecting the Leased Premises and with any and all environmental requirements resulting from Lessee's use of the Leased Premises. Lessor agrees to maintain

the lawn care and repair the Leased Premises, the building in which the Leased Premises are located, and all building systems (HVAC, plumbing, utility, etc.). Upon the termination of the Lease, Lessee shall, at Lessee's expense, remove all of Lessee's personal property from the Leased Premises, repair all injury done by or in connection with the installation or removal of said property and improvements, and surrender the Leased Premises in substantially the same condition as they were at the beginning of the Lease, reasonable use and wear thereof excepted.

9. **Utilities.** Lessor shall maintain electrical, water and propane service to the Facility in Lessor's name and shall pay the providers of those services directly. The cost of such services shall be shared two-thirds (2/3) by Lessee and one-third (1/3) by Lessor, consistent with the allocation of use set forth in Section 2. The parties agree that the average monthly cost of such services to the Facility is One Thousand Five Hundred Twenty and 50/100 Dollars (\$1,520.50), as follows: electrical, \$1,258.00 per month; water, \$188.00 per month; and propane, \$894.00 per year (\$74.50 per month). Accordingly, Lessee shall pay to Lessor, together with and in the same manner as the Rent, a fixed utility charge of One Thousand Thirteen and 67/100 Dollars (\$1,013.67) per month (the "Utility Charge"), representing Lessee's two-thirds (2/3) share, and Lessor shall bear the remaining one-third (1/3). The Utility Charge shall be pro-rated or abated for any period on the same basis as the Rent, shall remain fixed during the Initial Term, and shall be adjusted at the start of each Extension Term to equal two-thirds (2/3) of the actual average monthly cost of such services to the Facility during the preceding term, as documented by Lessor's utility invoices. Lessee shall arrange and timely pay for garbage, telephone, internet, television and any other services not listed above that are incurred in connection with Lessee's use of the Leased Premises, and shall save harmless Lessor therefrom.
10. **Alterations, Additions or Improvements.** Lessee shall not make any alterations, additions or improvements in, to or about the Leased Premises without the prior consent of Lessor.
11. **Property Insurance.** Lessee shall maintain appropriate insurance coverage for Lessee's personal property located on the Leased Premises. Lessor shall purchase and keep in force, at its expense, insurance covering the Leased Premises.
12. **Quiet Enjoyment.** So long as Lessee keeps and performs all of the agreements, covenants and conditions required under the Lease, Lessee will have quiet, undisturbed and continued possession of the Leased Premises, free from any claims of Lessor and all persons claiming by, through or under Lessor.
13. **Assignment and Sublease.** Lessee may not assign its rights under this Lease or sublease any portion of the Leased Premises to any party without the prior consent of Lessor. Notwithstanding the foregoing, this Agreement may be assigned to any corporation or other entity of any kind succeeding to the business of the assigning party in connection with the merger, consolidation or transfer of all or substantially all of the assets and business of the assigning party to such successor. This Agreement may also be assigned to any subsidiary or parent corporation or other affiliate of the assigning party. In such circumstances, the assigning party shall notify the other party of such assignment no later than thirty (30) days after closure of the transaction resulting in such assignment.
14. **Compliance with Rules and Regulations.** Lessor shall comply with all local, state, and federal laws, rules, regulations, and requirements applicable to its conducting business on the Leased Premises, including but not limited to those concerning the correction, prevention, and abatement of nuisances and all local, state and federal rules, orders and regulations for the prevention of fires, including the making of any alterations for the protection against or extinguishment of fire.
15. **No Waiver of Covenants or Conditions.** The failure of either party to insist on strict performance of any

covenant or condition hereof, or to exercise any option herein contained, shall not be construed as a waiver of such covenant or condition or option in any other instance. This Lease cannot be changed or terminated orally.

16. **Right to Inspect and Repair.** Lessor may enter the Leased Premises at any reasonable time on reasonable notice to Lessee (except that no notice need be given in case of emergency); provided, however, Lessor shall not unreasonably interfere with the business of Lessee in exercising such rights.
17. **Risk of Loss.** Lessee shall be responsible for any and all loss or damage to Lessee's property, by fire or other casualty, ordinary wear and tear, or from any other cause or circumstance that may occur.
18. **Events of Default.** Any breach or failure on the part of Lessee to fulfill any part of this Lease, (a) with respect to monetary defaults, within thirty (30) days after the date when due, or (b) with respect to non-monetary defaults, within thirty (30) days after written notice of such breach or failure; shall in either case be an event of default hereunder and shall give Lessor the privilege of immediately terminating this Lease without any further prior notice to Lessee.
19. **Fair Market Value and Regulatory Compliance.** The parties acknowledge and agree that all remuneration set forth hereunder has been negotiated in an arms-length transaction, is fair market value, and has not been determined in any manner which takes into account the volume or value of any referrals or business that otherwise may be generated between the parties and/or their affiliates. Nothing contained herein shall be construed in any manner as an obligation or inducement for either party to refer patients to the other party, or any organizations affiliated with the other party.
20. **Notices.** Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be delivered by hand or overnight air courier or mailed by United States registered or certified mail, return receipt requested, postage prepaid and addressed to each party at its address set forth beneath its signature on the signature page attached hereto. Any such notice, request or other communication shall be considered given or delivered, as the case may be, on the date of hand or overnight air courier delivery or on the date of deposit in the United States Mail as provided above. However, the time period within which a response to any notice or request must be given, if any, shall commence to run on the day following the date of actual receipt of such notice, request or other communication by the addressee thereof. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, request or other communication. By giving at least five (5) days' prior written notice thereof, any party hereto may from time to time and at any time change its mailing address hereunder or add additional addressees hereunder.
21. **Section Headings.** The Section headings in this Lease and position of its provisions are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Lease or any of its provisions.
22. **Entire Agreement.** This Lease embodies the entire understanding of the parties with regard to the subject matter hereof and there are no further or other agreements or understandings, written or oral, in effect between the parties or relating to the subject matter hereof. This instrument may be amended or modified only by an instrument of equal formality signed by the parties hereto.
23. **Governing Law.** This Lease shall be construed and governed according to the laws of the state where the Leased Premises are located, without giving effect to its conflict of law provisions.

24. **Counterparts.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Delivery of a copy of this Lease or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature and may be used in lieu of the original Lease for all purposes. Each party agrees that the use of electronic signatures, whether digital or encrypted, in this Lease are intended to authenticate this writing and to have the same force and effect as manual signatures.
25. **Authority to Sign and Enter Into Agreement.** Each of the undersigned directly and expressly represents and warrants that he/she has been given and has received and accepted authority to sign and execute this Agreement on behalf of the party for whom it is indicated he/she has signed, and further has been expressly given and received and accepted authority to enter into this Agreement on behalf of such party with respect to the matters contained herein and as stated herein. Any breach of this provision will constitute an incurable event of default under this Agreement entitling the non-breaching Party to, among other things, immediately terminate this Agreement without penalty or further obligation hereunder.
26. **Signature Date.** If a party signs but fails to date a signature, the date on which the other party receives the signing party's signature will be deemed to be the date that the signing party signed this Agreement, and the other party may insert such date into the Agreement.
27. **Miscellaneous.** Lessor will retain full rights and use of existing storage shed(s) and assumes all risk for security of the shed. Lessee understands Lessor retains all control of the land and may, at Lessor's discretion and as long as it does not interfere with Lessee's use, construct additional buildings on the property. Lessor shall have the right to inspect the property once per year upon 5 day notice. Lessor retains the right to perform improvements to the rental property by providing Lessee a minimum of 30 days written notice, and as long as it does not interfere with Lessee's use of the property. Lessee shall not be allowed to make any improvement to the Premises without Lessor's written consent. Lessor's consent shall not be unreasonably withheld, conditioned or denied.

[Signature Page Follows]

By signing below, each of the undersigned acknowledges that he/she has carefully read and fully understands this Lease, and each Party agrees to be bound by the terms of this Lease.

LESSOR:
El Dorado County Fire Protection District

By: _____
Name: Brad Gates
Title: Fire Chief
Address: 501 Pleasant Valley Road
Diamond Springs, CA 95619

Date: _____

LESSEE:
REACH Air Medical Services, LLC

By: _____
Name: Vicky Spediacci
Title: COO
Address: At Premises
[Email: GMRLeasemanagement@gmr.net](mailto:GMRLeasemanagement@gmr.net)

Date: _____

With Notices to:

REACH Air Medical Services, LLC
-4400 TX Hwy 121, Suite 700
Lewisville, Texas 75056
[Attn: Law Department](#)
[Email: Legal@gmr.net](mailto:Legal@gmr.net)

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EXHIBIT A
Leased Premises

Address: 4040 Carson Road, Camino, California 95709

Description:

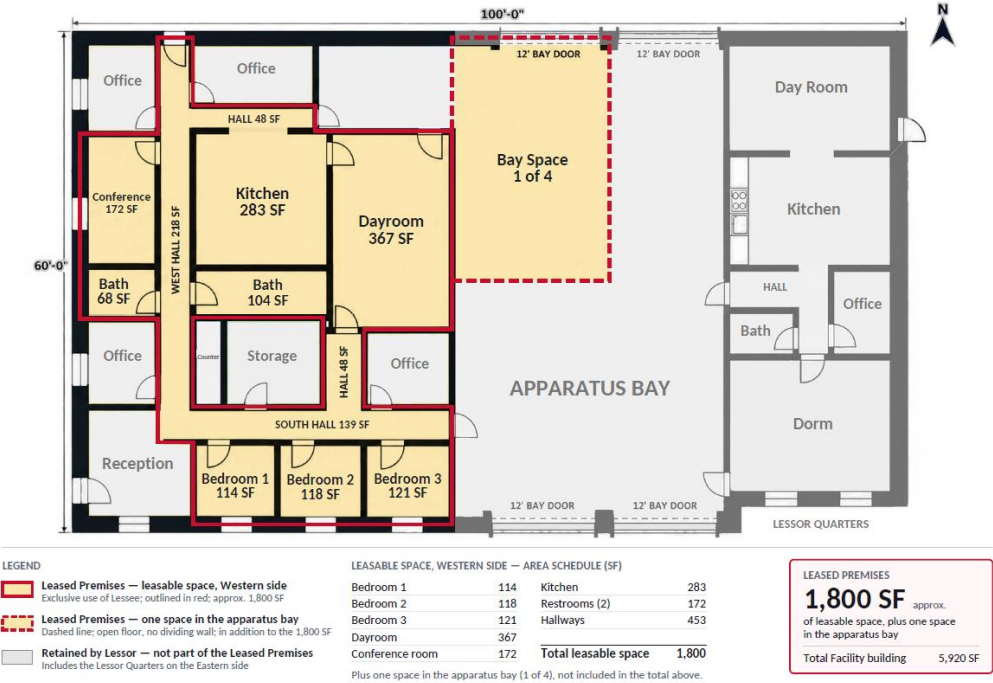
One space in the apparatus bay.

Approximately 1,800 square feet of crew quarters consisting of three (3) bedrooms, a dayroom, a conference room and a kitchen, located on one side of the apparatus bay at the Facility. The Lessor Quarters, located on the opposite side of the apparatus bay, are retained by Lessor and are not part of the Leased Premises.

EXHIBIT A — LEASED PREMISES

4040 Carson Road, Camino, California 95709 (the "Facility") • Lessor: El Dorado County Fire Protection District • Lessee: Global Medical Response, Inc.

Lease Agreement
Floor plan • not to scale



Room areas are approximate; the approximately 1,800 SF of leasable space stated in the Lease is apportioned among the rooms by their size on the plan. Not field-verified. Room names reflect Lessee's intended use.

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Fair Market Rent Analysis — 4040 Carson Road, Camino

El Dorado County Fire Protection District · Oct 8, 2026 · @Brad

Summary

The proposed rent of **\$2,470 per month** is within a fair market rental range of **\$2,400 to \$2,700 per month** for the leased crew quarters. The figure equals HUD's FY2027 Small Area Fair Market Rent for a three-bedroom unit in ZIP 95709. It is consistent with six current three-bedroom listings in Camino and Pollock Pines and with Placerville three-bedroom house rents.

The utility charge of \$1,013.67 per month is a cost pass-through of REACH's two-thirds share of actual facility utility costs, with no markup. District staff prepared this analysis; it is not a licensed appraisal or broker opinion of value.

Subject property and proposed lease

The District proposes to lease about 1,800 square feet of crew quarters at its Camino station to Global Medical Response (REACH) while REACH's airport facility is completed.

Item	Detail
Location	4040 Carson Road, Camino, CA 95709
Leased area	About 1,800 sq ft: three bedrooms, dayroom, conference room, kitchen
Shared facility	District keeps the crew quarters across the apparatus bay for ambulance move-up coverage; facility use is split 2/3 REACH, 1/3 District
Use	Crew quarters for REACH air ambulance crews, staffed 24/7/365
Expected occupancy	4 to 6 months, until REACH's airport facility is ready
Lease term	One year, with a 30-day no-cause termination right for either party
Proposed rent	\$2,470 per month
Utilities	REACH pays 2/3 of the facility average: \$1,013.67 per month
Lessor / Lessee	El Dorado County Fire Protection District / Global Medical Response, Inc.

Methodology

Rent was tested against four independent market indicators, then reconciled to a range. The leased area functions as a three-bedroom residence, so residential rental data for the surrounding market is the closest available benchmark.

1. **Federal benchmark:** HUD FY2027 Small Area Fair Market Rent for a three-bedroom unit in ZIP 95709.
2. **Comparable listings:** current asking rents for three-bedroom houses in Camino and Pollock Pines, with square footage.
3. **Size adjustment:** a straight-line fit of rent to square footage across those listings, read at 1,800 sq ft, plus rent per square foot from the two listings closest in size.
4. **Area survey:** published average and median three-bedroom house rents for Placerville.

Fair market value is measured as the value for general purposes. It is not increased for any value REACH may place on being located at a District station.

HUD Small Area Fair Market Rent

HUD's FY2027 Small Area Fair Market Rent for a three-bedroom unit in ZIP 95709 (Camino) is **\$2,470 per month**, effective October 1, 2026.

Unit size	FY2027 SAFMR, ZIP 95709
2 bedroom	\$1,880
3 bedroom	\$2,470
4 bedroom	\$2,840

HUD sets this figure at the 40th percentile of gross rent paid by recent movers, and gross rent includes tenant-paid utilities. The two features pull in opposite directions: the 40th percentile sits below the median, while the utility component lifts it above a rent-only figure. It is a reference point, not a ceiling or floor. ZIP 95709 is in the Sacramento–Roseville–Arden-Arcade HUD Metro FMR Area.

Comparable rental listings

Six three-bedroom houses currently listed in Camino and Pollock Pines ask between \$1,850 and \$2,875 per month, with a median of **\$2,450**. All are detached houses; listings do not state whether any utilities are included.

Address	Bed / bath	Size (sq ft)	Asking rent (\$/mo)	Rent per sq ft
5978 Pony Express Trl, Pollock Pines	3 / 2	1,141	2,500	\$2.19

Address	Bed / bath	Size (sq ft)	Asking rent (\$/mo)	Rent per sq ft
5731 Pony Express Trl #2, Pollock Pines	3 / 1	1,094	1,850	\$1.69
1861 Copperton Rd, Camino	3 / 2	1,377	2,300	\$1.67
5461 Begonia Dr, Pollock Pines	3 / 2	1,687	2,800	\$1.66
2808 Loyal Ln, Pollock Pines	3 / 2	1,782	2,400	\$1.35
4652 Sierra Springs Dr, Pollock Pines	3 / 2.5	2,194	2,875	\$1.31

Asking rents were captured on October 8, 2026, and may differ from final negotiated rents. Placerville three-bedroom houses show a similar level: an average of \$2,528 and a median of \$2,545 as of June 15, 2026 ([Rentometer](#)).

Reconciliation and conclusion

The fair market rent for the leased quarters is **\$2,400 to \$2,700 per month**, and the proposed \$2,470 falls inside that range.

Proposed rent falls inside the fair market range

\$2,470/mo proposed, against five market indicators centered from \$2,450 to \$2,706

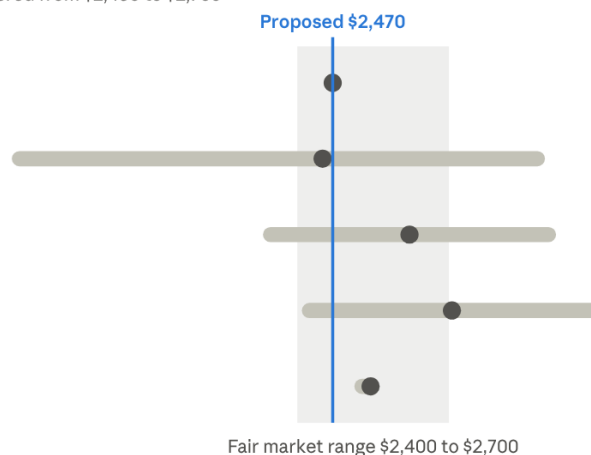
HUD FY2027 SAFMR, 3 BR
\$2,470

Comparable listings (6)
\$2,450 (\$1,850 to \$2,875)

Size-adjusted to 1,800 sq ft
\$2,622 (\$2,347 to \$2,897)

Rent per sq ft x 1,800 sq ft
\$2,706 (\$2,424 to \$2,988)

Placerville 3 BR houses
\$2,545 (\$2,528 to \$2,545)



HUD FY2027 SAFMR; Redfin and Zillow listings, Oct. 2026; Rentometer, June 2026. Monthly rent.

For a standalone 1,800-sq-ft house, the indicators center between \$2,450 (comparable median) and \$2,620 (size-adjusted estimate). The subject differs from a standalone house in ways that cut both directions.

- **Lower value:** the quarters sit inside an operating fire station beside the apparatus bay, with District ambulance crews on site around the clock. Parking and the site are shared, there is no private yard or garage, and the District keeps the land, the storage sheds and the right to build on the property.
- **Higher value:** the expected stay is 4 to 6 months with a 30-day exit, and the space includes a conference room beyond a typical house.

On balance, a modest discount from the standalone-house estimate is reasonable. At \$2,470, the proposed rent matches the HUD benchmark, sits \$20 above the comparable median, and is about 6% below the size-adjusted estimate.

Utility cost share

REACH pays **\$1,013.67 per month**, two-thirds of the facility's average utility cost, and the District bears the other \$506.83. The split follows the 2/3 to 1/3 use allocation in Section 2 of the lease.

Utility	Facility average (\$/mo)	REACH 2/3 (\$/mo)	District 1/3 (\$/mo)
Electric	1,258.00	838.67	419.33
Water	188.00	125.33	62.67
Propane (\$894/yr)	74.50	49.67	24.83
Total	1,520.50	1,013.67	506.83

The charge is a cost pass-through with no markup, fixed for the initial term and reset to two-thirds of actual cost at any extension. Garbage, phone, internet and television remain REACH's own expense.

Regulatory context

Rent must sit at fair market value in both directions: above it raises a federal anti-kickback question, below it raises a state gift-of-public-funds question.

- **Anti-kickback (above FMV).** The District requests aircraft, and REACH bills federal health programs, so rent paid by REACH must not exceed fair market value or reflect referrals. The [federal space-rental safe harbor, 42 CFR 1001.952\(b\)](#) requires a signed written lease, identified premises, a term of at least one year, rent set in advance at fair market value and not tied to referrals, and space no larger than reasonably needed. It defines fair market value as value for general commercial purposes, not adjusted for proximity to referral sources.
- **Gift of public funds (below FMV).** California Constitution article XVI, section 6 bars gifts of public money or things of value to private parties; an expenditure that serves a public purpose is not a gift ([overview](#)). Rent at fair market value, plus a cost-based utility share, gives the District full consideration for the space.

The draft lease has a one-year term with a 30-day exit, fixed rent and utility charges, and a fair market value representation in Section 19. Whether that structure fits the safe harbor, given an expected 4-to-6-month stay, is a question for District Counsel.

Limitations and recommendations

This analysis supports the proposed rent but is not a substitute for a licensed appraisal or broker opinion if counsel requires one.

Limitations

- District staff prepared it from public data; it is not an appraisal.
- Comparables are asking rents, not signed leases, and the sample is six listings.
- No market exists for crew quarters inside a fire station, so residential houses serve as the nearest proxy.
- Listings do not confirm whether any utilities are included.
- The ZIP-level HUD figure came from a site that compiles HUD data; confirm it on HUD USER before the lease is signed.

Recommendations

1. Send this analysis to District Counsel with the draft lease.
2. If counsel wants independent support, obtain a broker opinion of value before execution.
3. Keep the utility invoices behind the \$1,520.50 average in the lease file.
4. Re-test the rent if the lease runs past its initial term.

Sources

- [FY2027 Small Area Fair Market Rents, ZIP 95709](#) (compiled from HUD data)
- [Federal Register: Fair Market Rents, Fiscal Year 2027](#) (effective date; 40th percentile gross rent definition)
- [Redfin: three-bedroom rentals near Camino](#)
- [Zillow: houses for rent in 95709](#)
- [Rentometer: average rent in Placerville](#)
- [42 CFR 1001.952, anti-kickback safe harbors](#)
- [Gift of public funds overview](#)
- Utility averages and facility description: District records



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

DATE:	October 07, 2026
MEETING DATE:	October, 2026
AGENDA ITEM:	7F
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
THROUGH:	Ben Anderson, Deputy Chief of Administration
SUBJECT:	Declaration of U23, 2004 F-350 utility truck as Surplus Property; Authorization to Sell at a Minimum Price; Authorization to Execute Transfer Documents

RECOMMENDATION

Staff recommends that the Board of Directors:

- Declare the 2004 Ford F-350 Utility Truck as surplus property and authorize the Fire Chief, or designee, to dispose of the vehicle through public auction or another approved surplus disposal process in accordance with District policy.
- Direct staff to return to the Board for further direction if no offer at or above the minimum sale price is received within 120 days after the apparatus is first offered for sale; and
- Authorize the Fire Chief, or designee, to execute the bill of sale, Department of Motor Vehicles transfer documents, and related instruments necessary to complete the sale, with net proceeds deposited to Districts General Fund.

BACKGROUND

The vehicle proposed for surplus is a 2004 Ford F-350 Super Duty equipped with a 6.0L Power Stroke diesel engine, utility service body, small snowplow and lumber rack (VIN: 1FDSX34P74ED48380). The vehicle currently has approximately 108,976 miles.

This vehicle has reached the end of its useful service life within the district's fleet and has been replaced by newer equipment that better meets current operational and maintenance requirements. The vehicle is no longer required to support District operations.

The vehicle was recently repaired at minimal cost by the Maintenance Division and is currently operational. Staff estimate the current market value of the vehicle at approximately **\$6,075 to \$16,625**. This estimate was developed using available Kelly Blue Book (KBB) and JD Power evaluation information, along with a review of current online listings for comparable Ford F-350 diesel utility and service trucks of similar age, mileage, condition, and configuration. Consideration was also given to the vehicle's heavy-duty utility body, lumber rack, and hydraulic snowplow.

Table 1. U-23 Vehicle Summary

Unit designation	U23
Model year / body / chassis	2004 F-350 RWD, with utility bed and ladder rack.
Engine	6.0L Power Stroke Diesel
Aerial device	N/A
Pump, tank, and foam	N/A
Other equipment	Electric over hydraulic mounted snowplow
Mileage	Approximately 108,976 miles (as of 10/6/2026)
VIN	1FDSX34P74ED48380
Condition	Operational; rated “Good” in the market valuation

Following the annexation, staff reviewed the combined fleet for apparatus age, capability, redundancy, maintenance cost, and operational need across the expanded District. That review concluded that U-23 is not required to meet the District’s objectives. The vehicle has been recently repaired by the Maintenance Division to perform in an operational status and maintained in accordance with manufacturer recommendations. Maintenance records, inspection reports, service documentation, and operator manuals are on file and will be made available to prospective purchasers.

Disposition of District apparatus requires a declaration of surplus by the Board of Directors District Policy 3030.9, Disposal of Surplus Property. This item requests that declaration together with the authority necessary to complete a sale.

DISCUSSION

Operational Need

The District has completed an assessment related to the fleet needs and capabilities following annexation with Diamond Springs/El Dorado and has reorganized and assigned vehicles to accommodate operational need considering age, redundancy, ongoing costs and general efficiency. The Maintenance Division has been reassigned a lower-mileage and more appropriate vehicle in combination with a utility trailer for tools and equipment for performance of duties thus rendering U-23 unnecessary for the Division’s mission.

Disposal Method

Upon Board authorization, the Fire Chief, or designee, in consultation with Fleet Maintenance, will select the method of sale that provides appropriate market exposure and the best reasonable return to the District, considering the vehicles age, condition, mileage, remaining service life, and the market for used vehicles. Available methods are:

- **Sale to another public agency** — direct sale at a price not less than the minimum sale price;
- **Public online auction or competitive-bid platform** — listing through GovDeals or a comparable service providing broad public exposure; or
- **Dealer or broker consignment** — marketing through a used fire apparatus dealer or broker, typically in exchange for a commission.

Valuation and Minimum Sale Price

Staff obtained a market valuation from Kelly Blue Book, and JD Power for separate valuation assessments. The valuation, dated October 6, 2026, estimates a value range of \$6,075 on the low end to \$16,625 on the

high end, with an average market value of \$11,350. The valuation is a market estimate based on comparable listings and current market conditions; it is not a certified appraisal, and it reflects the specifications, mileage, and condition rating shown in Attachment A. The recommended minimum gross sale price of \$6,000 corresponds to the low end of the valuation range. If no offer at or above that amount is received within 120 days, staff will return to the Board with the offers received and a recommendation.

Terms of Sale

The apparatus will be sold as-is, without warranty. Before transfer, staff will remove any loose equipment not identified in the sale listing. The vehicle currently has no District markings or emergency equipment assigned or attached. The purchaser will be responsible for transport and for compliance with emissions, registration, and equipment requirements applicable to its intended use.

FISCAL IMPACT

Declaring U-23 surplus and authorizing its sale will generate one-time revenue and eliminate anticipated and recurring ownership costs, as summarized in Table 2.

Table 2. Estimated Fiscal Effect

Item	Estimated Amount	Basis
One-time sale revenue (gross)	\$6,075-\$16,625	Attachment A; average market value \$11,350
Less: platform, dealer, or broker fees	10% of sale price	Dependent on the disposal method selected
Avoided anticipated repairs and preventive maintenance	≈ \$9k+ repairs	Likely significant engine repairs anticipated in near future due to historical data with 6.0L Power stroke

Sale revenue is not included in the FY 2026-27 9/17/2026 Budget and will be recognized when received, net of any platform, dealer, or broker fees, in General Fund. Avoided maintenance and insurance costs represent cost avoidance and will be reflected in future fleet maintenance and insurance budgets; no budget adjustment is proposed with this action. Staff time and preparation costs associated with preparation of the listing will be absorbed within existing appropriations.

Upon sale, the apparatus will be removed from the District's capital asset records, and any gain or loss on disposal will be recognized against its net book value of sale. No additional appropriation is required.

POLICY AND LEGAL COMPLIANCE

Authority. Health and Safety Code section 13861, subdivision (b), authorizes a fire protection district to hold, manage, dispose of, and convey its property. The sale will be conducted in accordance with District Policy 3030.9, Disposal of Surplus Property. The Surplus Land Act (Gov. Code, § 54220 et seq.) governs the disposition of real property and does not apply to this action.

Title and Annexation Terms. Before the sale, staff will confirm that title to the apparatus is vested in the District and that the terms and conditions of the annexation approved by the El Dorado Local Agency Formation Commission do not restrict the disposition of transferred assets.

Acquisition Funding Source. Staff will confirm before sale the source of funds used by the district to acquire the apparatus. If any portion of the purchase was federally funded, the disposition requirements of the applicable award apply; under 2 CFR 200.313(e), or the predecessor requirements in effect when the award was made, the federal awarding agency is entitled to its proportionate share of the proceeds for equipment with a current fair market value exceeding \$10,000 per unit. If the apparatus was acquired with development

impact fees or other restricted revenue, the deposit of sale proceeds will be reviewed with District Counsel and the El Dorado County Auditor-Controller.

Gift of Public Funds. Article XVI, section 6 of the California Constitution prohibits the gift of public funds or property. The recommended minimum sale price, supported by a third-party market valuation, is intended to ensure that the District receives fair value. Any proposed sale below that price, including a reduced-price sale to another public agency, will return to the Board, and any required public-purpose findings will be reviewed by District Counsel.

Vehicle Code. Flashing warning lamps and sirens are restricted to authorized emergency vehicles (Veh. Code, §§ 25250, 27002). These devices will be removed or disabled before transfer to any purchaser that is not an authorized emergency vehicle operator. The District will notify the Department of Motor Vehicles of the transfer within five days of sale, as required by Vehicle Code section 5900.

Emissions. The California Air Resources Board Truck and Bus Regulation (Cal. Code Regs., tit. 13, § 2025) exempts authorized emergency vehicles as described in Vehicle Code section 165. A purchaser that operates the apparatus in California for non-emergency purposes may be subject to that regulation. Sale documents will state that the purchaser is responsible for compliance with the emissions requirements applicable to its intended use. District Counsel will review the form of sale documents, including the as-is and compliance disclosures.

California Environmental Quality Act. Staff has determined that this action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(5), because it is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment. This determination has been referred to District Counsel for confirmation.

Accounting. Removal of the apparatus from the capital asset records and recognition of any gain or loss will be recorded consistent with GASB Statement No. 34 and the District's capital asset policy. Staff will coordinate with the El Dorado County Auditor-Controller regarding the capital asset record and the fund to which proceeds are deposited.

Brown Act and Labor Relations. This item has been noticed in accordance with Government Code section 54954.2 and is placed on the agenda. The action does not change District staffing levels, and staff does not anticipate that it affects any term of the Memorandum of Understanding with IAFF Local 3556.

CONCLUSION

U23 has reached the end of its recommended service life, is not required to meet the District's Fleet objectives, and carries maintenance and anticipated repair costs that its current use does not justify. Declaring the vehicle surplus and authorizing its sale at not less than the recommended minimum price will return fair value to the District and eliminate those recurring and anticipated costs.

Staff recommends Board approval of all actions described in this report.

Respectfully submitted,

Prepared by:

Reviewed by:

Brad Gates

Fire Chief

El Dorado County Fire Protection District

Date: _____

Ben Anderson

Deputy Chief of Administration

El Dorado County Fire Protection District

Date: _____

ATTACHMENTS

Attachment A: Kelly Blue book appraisal

Attachment B: JD Power appraisal



2004 FORD F350 SUPER DUTY SUPERCAB XL

1 Ton Pickup 2WD V8 Values

PRICING & VALUES

Prices shown are the prices you can expect to pay for a 2004 Ford F350 Super Duty Supercab XL 1 Ton Pickup 2WD V8 across different levels of condition. [Edit options.](#)

Base Price	\$24,665
Options	\$0
Original MSRP ⓘ	\$24,665
Base Price	\$4,675
Options	\$1,400
Low Retail ⓘ	\$6,075
Base Price	\$7,975
Options	\$2,250
Average Retail ⓘ	\$10,225
Base Price	\$13,000
Options	\$3,625
High Retail ⓘ	\$16,625

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EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	7G
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Receive the FY 2025-26 Annual Reports and Adopt a Resolution Approving the Annual and Five-Year Findings Reports for the District's Three Fire Impact Fee Accounts; Direct Transmittal to the County of El Dorado and the City of Placerville

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Receive and review** the FY 2025-26 Annual Reports for the District's fire impact fee Account Nos. 85610010, 85560010, and 85610012, as required by Government Code section 66006(b);
- **Adopt** Resolution No. [2026-__] approving the FY 2025-26 Annual and Five-Year Findings Reports for the three accounts and making the findings required by Government Code section 66001(d)(1) for the entire unexpended balance of each account, totaling \$2,941,630.33 as of June 30, 2026;
- **Direct** the Fire Chief to transmit the approved reports for Account Nos. 85610010 and 85560010 to the County of El Dorado for inclusion in the countywide report to the Board of Supervisors, and the approved report for Account No. 85610012 to the City of Placerville; and

BACKGROUND

The District's fire impact fee is a one-time fee charged on new residential and nonresidential development. It pays for the fire facilities, and equipment needed to serve growth. The fee is adopted and collected on the District's behalf by the County of El Dorado in the unincorporated area and by the City of Placerville within the City (Placerville City Code, Title 3, Chapter 11). Proceeds are held in three separate accounts: Account No. 85610010 for fees collected in the area the District served before May 1, 2026; Account No. 85560010 for fees collected under the program of the former Diamond Springs-El Dorado Fire Protection District; and Account No. 85610012 for fees collected within the City of Placerville.

Effective May 1, 2026, the service area and sphere of influence of the Diamond Springs-El Dorado Fire Protection District were annexed to the District, and that district was dissolved. The District is the successor agency and is now responsible for that fee program's reporting. The former district's fee balance remains in its own account and stays dedicated to the purposes of the program under which it was collected.

The Mitigation Fee Act (Government Code section 66000 et seq.) sets two reporting requirements. Each year, the District must make an Annual Report for each account available to the public within 180 days after the close of the fiscal year (by December 27, 2026, for FY 2025-26) and review it at a regularly scheduled public meeting held at least 15 days after it is made available (section 66006(b)). Every fifth year, the District must also make findings that it still needs the unexpended balance and has a plan to use it (section 66001(d)(1)). If those findings are not made, section 66001(d)(2) requires the unexpended fees to be refunded.

The last Five-Year Findings Reports for all three accounts covered the fiscal year ended June 30, 2021, so FY 2025-26 is the next five-year reporting year. SCI Consulting Group prepared the final reports (Attachments

B through D). Because the County and the City adopt and collect the fees, the District approves the reports and transmits them; the County Board of Supervisors adopts the County-collected reports as part of its countywide report each December.

DISCUSSION

Overview

Approving the reports confirms the FY 2025-26 activity in each account and makes the five-year findings that allow the District to keep the \$2,941,630.33 unexpended balance for the three capital projects identified below. The action does not change any fee amount and does not authorize spending on any project.

FY 2025-26 Account Activity

Table 1. FY 2025-26 Fire Impact Fee Account Activity

Account	Beginning Balance	Fees Collected	Interest Earned	Expenditures	Ending Balance
85610010 – District (pre-May 1, 2026 area)	\$633,517.17	\$187,219.92	\$29,301.79	\$14,146.22	\$835,892.66
85560010 – Former Diamond Springs-El Dorado FPD	\$1,125,878.15	\$136,921.59	\$49,539.66	\$5,921.15	\$1,306,418.25
85610012 – City of Placerville	\$624,798.56	\$147,235.97	\$27,284.89	\$0.00	\$799,319.42
Total	\$2,384,193.88	\$471,377.48	\$106,126.34	\$20,067.37	\$2,941,630.33

Source: FY 2025-26 Annual and Five-Year Findings Reports (SCI Consulting Group). Expenditures are the County administrative charge and ordinary-course fee refunds; no fees were spent on a public improvement.

- **No improvement spending** — No fees were spent on a public improvement from any account during FY 2025-26. There were no interfund transfers or loans, no refunds or reallocations under section 66001(e) or (f), and no improvement previously reported as fully funded.
- **Expenditures** — County-collected accounts paid only the County's administrative charge (1% of fees collected, net of refunds, assessed quarterly) and refunds issued in the ordinary course of fee administration: \$1,748.21 and \$12,398.01 from Account No. 85610010, and \$1,323.23 and \$4,597.92 from Account No. 85560010. The Placerville account had no expenditures.
- **Prior-year projects** — Over the four fiscal years ended June 30, 2025, Account No. 85610010 funded \$980,253.73 toward the aerial ladder truck, now in service, and \$110,658.64 toward the Station 17 remodel, completed in FY 2023-24. The former Diamond Springs-El Dorado account had no improvement spending in the five years ended June 30, 2026.
- **Fee amounts** — The single-family residential fee is \$1.03 per square foot in the District's pre-annexation area and in Placerville, and \$1.07 per square foot under the former Diamond Springs-El Dorado program. The Placerville fee has not changed since July 24, 2021, because the City's adopting resolution has no automatic inflation adjustment.

Five-Year Findings and Planned Use of Balances

For each account, the reports make the four findings required by section 66001(d)(1): they identify the purpose of the fee, show a reasonable relationship between the fee and that purpose, identify all sources and amounts of funding needed to complete the planned improvements, and give approximate dates when that funding will be deposited. The reports apply the entire unexpended balance of each account, committed or uncommitted, to the following projects.

Table 2. Planned Use of Unexpended Fee Balances

Project	Fees on Hand (6/30/26)	Future Fees	Other Funding	Estimated Cost	Target Completion
Station 26 Acquisition, Relocation, and Remodel (Accts. 85610010 and 85610012)	\$1,635,212.08	\$138,094.20	\$500,000.00	\$2,273,306.28	Fall 2027
Station 48 EMS Captain Office and Quarters Expansion (Acct. 85560010)	\$300,000.00	\$0.00	\$75,000.00	\$375,000.00	Spring 2028
Station 49 Training Ground Expansion (Acct. 85560010)	\$1,006,418.25	\$7,795.24	\$375,786.51	\$1,390,000.00	Spring 2029
Total	\$2,941,630.33	\$145,889.44	\$950,786.51	\$4,038,306.28	

Other funding: Station 26 – the District’s \$500,000 share of a \$1.0 million Cal OES public safety building grant awarded jointly with the City of Placerville (received). Stations 48 and 49 – special tax revenue of the Diamond Springs Community Facilities District (Account No. 85560090). Station 26 fee share: \$884,807.67 from Account No. 85610010 and \$888,498.61 from Account No. 85610012.

- **Station 26** — Acquire a building within the City of Placerville, relocate Station 26 into it, and remodel it as a fire station. The project adds two apparatus bays and eight crew quarters.
- **Station 48** — Expand the station to provide an office and crew quarters for the District’s EMS Captain position.
- **Station 49** — Expand the training ground with additional concrete and paved training surfaces, a two-story live-fire training facility, a drafting and retention pond with a dry hydrant for pump testing, and site drainage improvements.

Operational and Legal Considerations

Station 26 funding timing. About \$138,094 of the Station 26 fee share is projected to be collected during FY 2026-27 and FY 2027-28, partly after the fall 2027 target completion. If construction stays on schedule, the District may need to cover that gap temporarily from another source. Any interfund loan from a fee account would have to be reported in a later Annual Report, with its repayment date and interest rate (section 66006(b)(1)). Staff will return to the Board before committing any other District funds to the project.

Community Facilities District funding. The Station 48 and Station 49 projects both depend on Diamond Springs Community Facilities District special tax revenue that had not been contributed as of June 30, 2026. If that revenue arrives later or in smaller amounts than projected, the project schedules may change. Future Annual Reports will update the dates.

Growth nexus. The reports state that each project adds capacity to serve new development and does not correct a deficiency in service to existing development. Because Station 26 includes relocating an existing station and Station 48 supports a staff position.

FISCAL IMPACT

None. Approving the reports is an administrative compliance action. It does not appropriate funds, change any fee, or create a refund obligation. The \$2,941,630.33 unexpended balance remains in Account Nos. 85610010, 85560010, and 85610012. Spending on the Station 26, Station 48, and Station 49 projects will come back to the Board through the budget and procurement process. No additional appropriation is requested.

POLICY AND LEGAL COMPLIANCE

Authority. Mitigation Fee Act, Government Code sections 66001(d)(1) and 66006(b); Fire Protection District Law of 1987 (Health and Safety Code section 13800 et seq.). The District is the successor agency to the

Diamond Springs-El Dorado Fire Protection District for the fee program in Account No. 85560010 under the terms of the May 1, 2026 reorganization.

Brown Act. This item is placed under Departmental Matters to provide the public review called for by section 66006(b)(2), and is described on the agenda as required by Government Code section 54954.2.

Public Availability and Notice. The reports were made available to the public on *[date – must be on or before September 30, 2026]*, at least 15 days before this meeting. Under section 66006(b)(2), notice of this meeting must also be mailed at least 15 days in advance to any party who has filed a written request; notice was mailed on *[date, or “no requests on file”]*. Government Code section 65940.1 requires the District to post its current and five previous annual fee reports on its website.

CEQA. Approval of the reports is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivisions (b)(4) and (b)(5), because it is a fiscal and administrative action that does not commit the District to any specific project. Each capital project will undergo separate CEQA review before approval. Staff will confirm this finding with District Counsel.

CONCLUSION

The FY 2025-26 activity in all three accounts was limited to fee collections, interest, the County administrative charge, and routine refunds, and each report accounts for the full unexpended balance and ties it to a specific capital project, funding plan, and schedule. Adopting the resolution satisfies the District’s annual and five-year reporting obligations, preserves \$2.94 million in fee revenue for growth-related fire facilities, and avoids the refund requirement that applies when five-year findings are not made.

Staff recommends Board approval of all actions described in this report.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS

- A. Resolution No. *[2026-__]* (draft; to be reviewed by District Counsel)
- B. Annual and Five-Year Findings Reports for Fire Impact Fee Program (Account No. 85610010), FY 2025-26, Final Reports
- C. Annual and Five-Year Findings Reports for Fire Impact Fee Program of the Former Diamond Springs-El Dorado Fire Protection District (Account No. 85560010), FY 2025-26, Final Reports
- D. Annual and Five-Year Findings Reports for Fire Impact Fee Program within the City of Placerville (Account No. 85610012), FY 2025-26, Final Reports

**RESOLUTION NO. 2026-26
OF THE BOARD OF DIRECTORS
OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT**

**RESOLUTION APPROVING THE ANNUAL REPORTS AND FIVE-YEAR FINDINGS
REPORTS FOR THE FIRE IMPACT FEE PROGRAMS COLLECTED BY THE COUNTY
OF EL DORADO AND MAKING THE FINDINGS REQUIRED BY GOVERNMENT
CODE SECTIONS 66001 AND 66006**

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

WHEREAS, the County of El Dorado (“County”) has adopted Ordinance No. 5057, codified in Chapter 13.20 of the El Dorado County Ordinance Code, which sets forth the requirements for the establishment and administration of development impact mitigation fees collected by the County on behalf of a special district within the County; and

WHEREAS, at the request of the El Dorado County Fire Protection District (“District”), the County has adopted and collects fire development impact mitigation fees (“Reportable Fees”) applicable to new development within the boundaries of the District, and deposits those Reportable Fees in separate accounts or funds maintained on behalf of the District; and

WHEREAS, the Reportable Fees fund fire protection and emergency response facilities, apparatus, vehicles, and equipment necessary to accommodate the increased demand generated by new development within the District; and

WHEREAS, Reportable Fees collected within the area served by the District prior to May 1, 2026 are deposited in the account or fund identified as Account No. 85610010; and

WHEREAS, Reportable Fees collected within the City of Placerville are deposited in a separate account or fund and are the subject of a separate report and a separate resolution; and

WHEREAS, effective May 1, 2026, the service area and sphere of influence of the Diamond Springs-El Dorado Fire Protection District were annexed to the District, the Diamond Springs-El Dorado Fire Protection District was concurrently dissolved, and the District succeeded to the assets, obligations, and responsibilities of that district, including the Reportable Fees collected under its fire impact fee program and deposited in the account or fund identified as Account No. 85560010; and

WHEREAS, Account No. 85610010 and Account No. 85560010 are maintained separately, and the Reportable Fees in each remain dedicated to the purposes of the fee program under which they were collected; and

WHEREAS, Section 66006(b)(1) of the Act requires that specified information regarding the Reportable Fees be made available to the public within 180 days after the last day of each fiscal year,

and Section 66006(b)(2) requires that the information be reviewed at a regularly scheduled public meeting not less than 15 days after it is made available to the public; and

WHEREAS, Section 66001(d)(1) of the Act requires that, for the fifth fiscal year following the first deposit of Reportable Fees into the account or fund, and every five years thereafter, specified findings be made with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted; and

WHEREAS, Section 66001(e) of the Act provides that when sufficient Reportable Fees have been collected to complete financing on an incomplete public improvement, and the public improvement remains incomplete, an approximate date by which construction of the public improvement will commence shall be identified within 180 days of the determination that sufficient Reportable Fees have been collected, or the unexpended portion of the fee and any interest accrued thereon shall be refunded on a prorated basis to the then current record owners of the lots or units of the development project or projects, as identified on the last equalized assessment roll; and

WHEREAS, Section 66001(f) of the Act provides that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the revenues may be allocated, after a noticed public hearing, to another purpose for which the Reportable Fees are collected and which serves the project on which the fee was originally imposed; and

WHEREAS, the District has caused to be prepared the *El Dorado County Fire Protection District Annual and Five-Year Findings Reports for Fire Impact Fee Program (Account No. 85610010), FY 2025-26* (the “District Fee Report”), which contains the information required by Section 66006(b)(1) of the Act for the fiscal year ended June 30, 2026 and the findings required by Section 66001(d)(1) of the Act with respect to the unexpended balance of the Reportable Fees in Account No. 85610010 as of June 30, 2026; and

WHEREAS, the District has caused to be prepared the *El Dorado County Fire Protection District Annual and Five-Year Findings Reports for Fire Impact Fee Program of the Former Diamond Springs-El Dorado Fire Protection District (Account No. 85560010), FY 2025-26* (the “Diamond Springs Fee Report,” and together with the District Fee Report, the “Reports”), which contains the information required by Section 66006(b)(1) of the Act for the fiscal year ended June 30, 2026 and the findings required by Section 66001(d)(1) of the Act with respect to the unexpended balance of the Reportable Fees in Account No. 85560010 as of June 30, 2026; and

WHEREAS, the Board of Directors of the District (“Board”) has reviewed the Reports and finds them to be accurate and complete; and

WHEREAS, following approval by the Board, the Reports will be transmitted to the County for inclusion in the information made available to the public pursuant to Section 66006(b)(1) of the Act and for review and adoption by the County Board of Supervisors;

NOW, THEREFORE BE IT RESOLVED, that the Board makes the following findings and takes the stated actions regarding the programs as required by and in accordance with Government Code Sections 66001 and 66006:

1. The Board finds and determines that the foregoing recitals and determinations are correct.
2. The Board hereby approves and adopts the Reports, each of which is incorporated herein by this reference.
3. Pursuant to Section 66001(d)(1) of the Act, and with respect to the portion of Account No. 85610010 remaining unexpended as of June 30, 2026, whether committed or uncommitted, the Board hereby makes the findings set forth in the District Fee Report.
4. Pursuant to Section 66001(d)(1) of the Act, and with respect to the portion of Account No. 85560010 remaining unexpended as of June 30, 2026, whether committed or uncommitted, the Board hereby makes the findings set forth in the Diamond Springs Fee Report.
5. Pursuant to Section 66006(b)(1) of the Act, the Board determines that each of the Reports contains, for the fiscal year ended June 30, 2026, each of the items of information required by subparagraphs (A) through (H) of that section for the account or fund to which it pertains.
6. The findings made pursuant to Section 66001(d)(1) of the Act are made in connection with the information required by Section 66006(b) of the Act, as provided in Section 66001(d)(2) of the Act.
7. The Board determines that during the fiscal year ended June 30, 2026, the District did not determine that sufficient Reportable Fees had been collected to complete financing of an incomplete public improvement in either Account No. 85610010 or Account No. 85560010, and accordingly no approximate date of commencement of construction is identified pursuant to Sections 66001(e) and 66006(b)(1)(F) of the Act for that fiscal year.
8. The Board determines that no refunds were made pursuant to Section 66001(e) of the Act and no allocations were made pursuant to Section 66001(f) of the Act from either Account No. 85610010 or Account No. 85560010 during the fiscal year ended June 30, 2026.
9. Based on the Reports, the Board determines that the District is in compliance with the reporting and findings requirements of Sections 66001 and 66006 of the Act with respect to the Reportable Fees in Account No. 85610010 and Account No. 85560010 for the fiscal year ended June 30, 2026.
10. The Fire Chief, or designee, is authorized and directed to transmit the Reports and a certified copy of this Resolution to the County for inclusion in the information made available to the public pursuant to Section 66006(b)(1) of the Act and for review and adoption by the County Board of Supervisors, and to take such further actions as may be necessary to complete the District's compliance with Sections 66001 and 66006 of the Act.

11. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Directors of the El Dorado County Fire Protection District at a regularly scheduled meeting held on October 15, 2026, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Chair, Board of Directors

Secretary to the Board



El Dorado County Fire Protection District

Annual and Five-Year Findings Reports for Fire Impact Fee Program (Account No. 85610010)

FY 2025-26
Final Reports

Prepared for:

**Board of Directors
El Dorado County Fire Protection District**

Prepared by:


SCI Consulting Group
4745 Mangels Boulevard
Fairfield, California 94534
Phone 707.430.4300
www.sci-cg.com

El Dorado County Fire Protection District

Board of Directors

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Brad Gates

Administrative Assistant / Board Clerk

Kathleen Freeman

Impact Fee Consultant

Blair Aas, Vice President
SCI Consulting Group

Executive Summary

Introduction

The Mitigation Fee Act (Government Code Section 66000 et seq., hereafter the “Act”) requires local agencies to report certain financial information regarding their development impact fee programs every year and every fifth year. These reporting requirements are applicable to the fire development impact fee (“Reportable Fee”) program of the El Dorado County Fire Protection District (“District”) adopted by the County of El Dorado (“County”) on behalf of the District.

The County collects the Reportable Fee and deposits the proceeds in separate accounts maintained on behalf of the District. This report addresses Account No. 85610010, which holds Reportable Fees collected within the area served by the District prior to May 1, 2026. Reportable Fees collected within the City of Placerville are deposited in a separate account and are the subject of a separate report.

Effective May 1, 2026, the service area and sphere of influence of the Diamond Springs-El Dorado Fire Protection District were annexed to the District, and that district was concurrently dissolved. The District is the successor agency. Reportable Fees collected under the fire development impact fee program of the former Diamond Springs-El Dorado Fire Protection District are held in a separate account and are the subject of a separate report.

This Annual Report provides the information required by Section 66006(b)(1) of the Act for the fiscal year ending June 30, 2026. This Five-Year Findings Report provides the findings required by Section 66001(d)(1) of the Act with respect to the unexpended balance of the Reportable Fee as of June 30, 2026. The District’s last Five-Year Findings Report for this account was provided for fiscal year ending June 30, 2021.

Background

Section 66006(b)(1) of the Act requires that the following information, entitled “*Annual Report*,” be made available to the public for each separate account or fund within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account or fund;
- the amount of the fee;
- the beginning and ending balance of the account or fund;
- the fees collected that year and the interest earned;
- an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each public improvement that was funded with fees;

- an identification of an approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement identified pursuant to Section 66001(a)(2), and the public improvement remains incomplete;
- an identification of each public improvement identified in a previous report as having sufficient funds collected, and whether construction began on the approximate date noted in that previous report;
- for each such improvement on which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date on which the local agency will commence construction;
- a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan; and
- the amount of refunds made pursuant to Section 66001(e), the number of persons or entities identified to receive those refunds, and any allocations made pursuant to Section 66001(f).

In addition to the *Annual Report*, local agencies are required, for the fifth fiscal year following the first receipt of any development impact fee proceeds, and every five years thereafter, to comply with Section 66001(d)(1) of the Act by affirmatively demonstrating that the local agency still needs unexpended development impact fee revenue to achieve the purpose for which it was originally imposed and that the local agency has a plan on how to use the unexpended balance to achieve that purpose.

Specifically, local agencies must make the following findings, entitled “*Five-Year Findings Report*,” concerning that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

In addition to the requirements set forth above, Section 66001(e) of the Act states that when sufficient funds have been collected to complete financing on incomplete public improvements, and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have been collected, an

approximate date by which the construction of the public improvement will be commenced, or shall refund to the then-current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

However, Section 66001(f) of the Act states that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected and which serves the project on which the fee was originally imposed.

Annual Report (FY 2025-26)

In accordance with Government Code Section 66006(b)(1) and (2), the El Dorado County Fire Protection District (“District”) provides the following information for FY 2025-26 for the District’s fire development impact fee (“Reportable Fee”) program, Account No. 85610010.

Description of the Reportable Fee

The District’s fire development impact fee (“Reportable Fee”) will help maintain adequate service levels for fire protection in the District. New development in the District will increase the demand for fire protection and emergency services. The Reportable Fee will fund the construction of new or expanded fire facilities, apparatus, vehicles, and equipment necessary to accommodate residential and nonresidential development. The District first adopted a development impact fee in 1985. The Reportable Fee was most recently updated by the County on June 29, 2021, with the revised fee schedule taking effect August 29, 2021.

This report addresses the Reportable Fees collected within the area served by the District prior to May 1, 2026.

Reportable Fee Amounts

The Reportable Fees in effect at the end of FY 2025-26 are shown below.

Figure 1 – Reportable Fee Amounts, Effective on June 30, 2026

Land Use Category	Unit	Reportable Fee
Single Family Housing	Living Area Sq. Ft.	\$1.03
Multi-Family Housing	Living Area Sq. Ft.	\$1.49
Mobile Home	Living Area Sq. Ft.	\$1.08
Retail / Commercial	Building Sq. Ft.	\$0.87
Office	Building Sq. Ft.	\$1.19
Industrial	Building Sq. Ft.	\$0.83
Agriculture	Building Sq. Ft.	\$0.53
Warehouse / Distribution	Building Sq. Ft.	\$0.69

Reportable Fee Account Balances

The balance of the Reportable Fee account at the beginning of FY 2025-26 was \$633,517.17. This amount agrees with the ending balance reported for fiscal year 2024-25. At the end of FY 2025-26, the balance of the Reportable Fee account was \$835,892.66.

Reportable Fees Collected and Interest Earned

The amount of Reportable Fees collected during FY 2025-26 was \$187,219.92. In addition, \$29,301.79 was earned in interest during the fiscal year. The total amount of Reportable Fees and interest collected during FY 2025-26 was \$216,521.71. Interest is credited monthly by the County based on the account's participation in the County investment pool.

Use of Reportable Fees

No Reportable Fees were expended on a public improvement during FY 2025-26. Expenditures from the Reportable Fee account consisted of the administrative charge retained by the County for collection and administration of the fee program, which totaled \$1,748.21, and refunds of Reportable Fees previously collected, which totaled \$12,398.01. The County's administrative charge is assessed quarterly at 1% of Reportable Fees collected, net of refunds issued during the quarter. Total expenditures from the Reportable Fee account during FY 2025-26 were \$14,146.22.

Incomplete Improvements

During FY 2025-26, the District did not determine that sufficient Reportable Fees had been collected to complete financing of an incomplete public improvement. The incomplete improvement identified for this account, the acquisition, relocation, and remodel of Station 26, is described under Anticipated Funding to Complete Financing of Incomplete Improvements below. Its estimated cost exceeds the unexpended balance of the account as of June 30, 2026, and its financing depends on Reportable Fees to be collected in future years and on Reportable Fees accounted for in Account No. 85610012. Accordingly, no approximate date by which construction will commence is identified under Section 66001(e) of the Act for FY 2025-26.

Prior Reported Improvements

No public improvement was identified in a previous annual report for the Reportable Fee as an improvement for which sufficient Reportable Fees had been collected to complete financing. Accordingly, there is no improvement for which this report is required to state whether construction commenced on the approximate date identified in a previous report, the reason construction did not commence on that date, or a revised approximate date on which construction will commence.

Reportable Fees have been expended on public improvements in prior fiscal years. Those expenditures totaled \$1,090,912.37 over the four fiscal years ended June 30, 2025, consisting of \$980,253.73 for the purchase and outfitting of a new aerial ladder truck in FY 2022-23 and FY 2024-25, and \$110,658.64 for the Station 17 remodel in FY 2021-22 and FY 2023-24. The Station 17 remodel was completed during FY 2023-24, and the aerial ladder truck has been placed in service.

Interfund Transfers and Loans

There were no interfund transfers or interfund loans from the Reportable Fee account in FY 2025-26.

Refunds

No refunds were made pursuant to Section 66001(e) of the Act during FY 2025-26, and no allocations were made pursuant to Section 66001(f) of the Act.

Refunds of Reportable Fees totaling \$12,398.01 were issued during the fiscal year in the ordinary course of fee administration, as described under Use of Reportable Fees above; those refunds were not made pursuant to Section 66001(e) of the Act.

Five-Year Findings Report (As of June 30, 2026)

In accordance with Government Code Section 66001(d)(1), the El Dorado County Fire Protection District (“District”) affirmatively demonstrates that it still needs the unexpended fire development impact fee (“Reportable Fee”) held in Account No. 85610010 to achieve the purpose for which the Reportable Fee was originally imposed, and that the District has a plan for using the unexpended balance to achieve that purpose.

Unexpended Reportable Fees

The District’s Reportable Fee account balance as of June 30, 2026 was \$835,892.66. In accordance with Section 66001(d)(1) of the Act, the findings below are made with respect to the entire unexpended balance, whether committed or uncommitted.

Purpose of the Reportable Fee

The purpose of the Reportable Fee, imposed and collected on new development within the area served by the District prior to May 1, 2026, is to help maintain adequate levels of service for fire protection provided by the District. New development in that area increases the demand for fire protection services. Reportable Fees fund fire facilities, apparatus, vehicles, and equipment necessary to accommodate growth as it occurs. The District intends to apply the entire unexpended balance to the acquisition, relocation, and remodel of Station 26, as shown in Figure 2.

The Station 26 improvement consists of the acquisition of a building within the City of Placerville, the relocation of Station 26 into that building, and the remodel of that building to serve as a fire station. The improvement adds two apparatus bays and eight crew quarters, expanding the District’s capacity to house apparatus and personnel. The improvement is undertaken to accommodate the increased demand for fire protection services generated by new development, and not to correct a deficiency in the level of service provided to existing development.

Relationship Between the Reportable Fee and the Purpose for Which It Is Charged

There is a roughly proportional, reasonable relationship between the new development upon which the Reportable Fees are charged and the need for additional fire facilities, apparatus, vehicles, and equipment by reason of the fact that development of residential and nonresidential land uses in the District will generate additional demand for fire services and fire system improvements. The Reportable Fees will be used to fund these improvements, which are necessary to serve new development in the District. Each development project will add to the incremental need for additional fire protection capacity, and each new project will benefit from the expanded fire system capacity. For new development to occur in the District, fire protection facilities, apparatus, vehicles, and equipment must be added in order to provide an adequate level of fire protection service in the District.

Anticipated Funding to Complete Financing of Incomplete Improvements

Station 26 is a single improvement funded from this account and from the District's Reportable Fee account for fees collected within the City of Placerville, Account No. 85610012.

The District's planned contribution from this account is \$884,807.67. Of that amount, \$835,892.66 was collected and unexpended as of June 30, 2026, and the remaining \$48,915.01 is anticipated from Reportable Fees to be collected in future years. The project is expected to be complete in the fall of 2027.

Approximate Dates of Deposit of Anticipated Funding

The approximate dates on which the funding anticipated to complete financing of the District's incomplete improvement is expected to be deposited into the Reportable Fee account are shown in Figure 3.

Figure 2 - Anticipated Funding to Complete Financing of Improvements

Incomplete Improvement	Unexpended Reportable Fees¹	Future Reportable Fees²	Reportable Fees, Placerville Account³	Grant Funding⁴	Estimated Cost
Station 26 Acquisition, Relocation, and Remodel	\$835,892.66	\$48,915.01	\$888,498.61	\$500,000.00	\$2,273,306.28
TOTAL	\$835,892.66	\$48,915.01	\$888,498.61	\$500,000.00	\$2,273,306.28

Source: El Dorado County Fire Protection District

Notes:

¹ Reportable Fees collected and unexpended as of June 30, 2026.

² Projected Reportable Fees to be collected after June 30, 2026.

³ The District's planned contribution from its Reportable Fee account for fees collected within the City of Placerville, Account No. 85610012.

⁴ The District's share of a \$1.0 million Cal OES public safety building grant awarded jointly to the District and the City of Placerville for the construction of public safety buildings. The District's share has been received.

⁵ Station 26 is funded jointly with Account No. 85610012. The estimated cost and the Cal OES grant appear in the reports for both accounts and are counted once.

Figure 3 - Approximate Dates of Deposit of Anticipated Funding Detailed in Figure 2

Incomplete Improvement	Unexpended Reportable Fees	Future Reportable Fees	Reportable Fees, Placerville Account	Grant Funding	Construction Completion Date
Station 26 Acquisition, Relocation, and Remodel	Balance as of June 30, 2026	FY 2026-27 and FY 2027-28	FY 2027-28	Received	Fall 2027

Source: El Dorado County Fire Protection District

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El Dorado County Fire Protection District

Annual and Five-Year Findings Reports for Fire Impact Fee Program of the Former Diamond Springs-El Dorado Fire Protection District (Account No. 85560010)

FY 2025-26
Final Reports

Prepared for:

**Board of Directors
El Dorado County Fire Protection District**

Prepared by:


SCI Consulting Group
4745 Mangels Boulevard
Fairfield, California 94534
Phone 707.430.4300
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El Dorado County Fire Protection District

Board of Directors

Jim Edmiston, Chair, Division 3
Mickey Kaiserman, Vice Chair, Division 2
Vacant, Division 1
Lloyd Ogan, Division 4
Lloyd Rutherford, Division 5
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Michael Pettibone, Division 7

Fire Chief

Brad Gates

Administrative Assistant / Board Clerk

Kathleen Freeman

Impact Fee Consultant

Blair Aas, Vice President
SCI Consulting Group

Executive Summary

Introduction

The Mitigation Fee Act (Government Code Section 66000 et seq., hereafter the “Act”) requires local agencies to report certain financial information regarding their development impact fee programs every year and every fifth year. These reporting requirements are applicable to the fire development impact fee (“Reportable Fee”) program of the former Diamond Springs-El Dorado Fire Protection District, adopted by the County of El Dorado (“County”) on behalf of that district.

Effective May 1, 2026, the service area and sphere of influence of the Diamond Springs-El Dorado Fire Protection District were annexed to the El Dorado County Fire Protection District (“District”) and the Diamond Springs-El Dorado Fire Protection District was concurrently dissolved. The District is the successor agency and is responsible for the reporting obligations addressed in this report.

The County collects the Reportable Fee and deposits the proceeds in Account No. 85560010, which is maintained separately from the accounts holding proceeds of the District’s own fire development impact fee. The Reportable Fees in Account No. 85560010 remain dedicated to the purposes of the fee program under which they were collected. The District’s own fire development impact fee is the subject of separate reports.

This Annual Report provides the information required by Section 66006(b)(1) of the Act for the fiscal year ending June 30, 2026. This Five-Year Findings Report provides the findings required by Section 66001(d)(1) of the Act with respect to the unexpended balance of the Reportable Fee as of June 30, 2026. The District’s last Five-Year Findings Report for this account was provided for fiscal year ending June 30, 2021.

Background

Section 66006(b)(1) of the Act requires that the following information, entitled “*Annual Report*,” be made available to the public for each separate account or fund within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account or fund;
- the amount of the fee;
- the beginning and ending balance of the account or fund;
- the fees collected that year and the interest earned;
- an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each public improvement that was funded with fees;
- an identification of an approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds

have been collected to complete financing of an incomplete public improvement identified pursuant to Section 66001(a)(2), and the public improvement remains incomplete;

- an identification of each public improvement identified in a previous report as having sufficient funds collected, and whether construction began on the approximate date noted in that previous report;
- for each such improvement on which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date on which the local agency will commence construction;
- a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan; and
- the amount of refunds made pursuant to Section 66001(e), the number of persons or entities identified to receive those refunds, and any allocations made pursuant to Section 66001(f).

In addition to the *Annual Report*, local agencies are required, for the fifth fiscal year following the first receipt of any development impact fee proceeds, and every five years thereafter, to comply with Section 66001(d)(1) of the Act by affirmatively demonstrating that the local agency still needs unexpended development impact fee revenue to achieve the purpose for which it was originally imposed and that the local agency has a plan on how to use the unexpended balance to achieve that purpose.

Specifically, local agencies must make the following findings, entitled “*Five-Year Findings Report*,” concerning that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

In addition to the requirements set forth above, Section 66001(e) of the Act states that when sufficient funds have been collected to complete financing on incomplete public improvements, and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced, or shall refund to the then-current record owner or owners of the lots or units, as identified

on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

However, Section 66001(f) of the Act states that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected and which serves the project on which the fee was originally imposed.

Annual Report (FY 2025-26)

In accordance with Government Code Section 66006(b)(1) and (2), the El Dorado County Fire Protection District (“District”) provides the following information for fiscal year 2025-26 for the fire development impact fee (“Reportable Fee”) program of the former Diamond Springs-El Dorado Fire Protection District, Account No. 85560010.

Description of the Reportable Fee

The Reportable Fee will help maintain adequate service levels for fire protection within the former boundaries of the Diamond Springs-El Dorado Fire Protection District. New development increases the demand for fire protection and emergency services. The Reportable Fee will fund the acquisition, installation, and construction of expanded fire facilities, apparatus, and equipment necessary to serve new development, together with the costs of administering the fee program, including collection, documentation, annual and five-year reporting, periodic nexus study updates, and other incidental costs. The Diamond Springs-El Dorado Fire Protection District first adopted a development impact fee in 1985. The Reportable Fee was most recently updated by the County on May 22, 2018, with the revised fee schedule taking effect July 22, 2018.

Reportable Fee Amounts

The Reportable Fees in effect at the end of FY 2025-26 are shown below.

Figure 1 – Reportable Fee Amounts, Effective on June 30, 2026

Land Use Category	Unit	Reportable Fee
Single Family Housing	Living Area Sq. Ft.	\$1.07
Multi-Family Housing	Living Area Sq. Ft.	\$1.51
Mobile Home	Living Area Sq. Ft.	\$1.44
Retail / Commercial	Building Sq. Ft.	\$1.47
Office	Building Sq. Ft.	\$1.79
Industrial	Building Sq. Ft.	\$1.36
Agriculture	Building Sq. Ft.	\$0.65
Warehouse / Distribution	Building Sq. Ft.	\$0.98

Reportable Fee Account Balances

The balance of the Reportable Fee account at the beginning of FY 2025-26 was \$1,125,878.15. This amount agrees with the ending balance reported for FY 2024-25. At the end of FY 2025-26, the balance of the Reportable Fee account was \$1,306,418.25.

Reportable Fees Collected and Interest Earned

The amount of Reportable Fees collected during FY 2025-26 was \$136,921.59. In addition, \$49,539.66 was earned in interest during the fiscal year. The total amount of Reportable Fees

and interest collected during FY 2025-26 was \$186,461.25. Interest is credited monthly by the County based on the account's participation in the County investment pool.

Use of Reportable Fees

No Reportable Fees were expended on a public improvement during FY 2025-26. Expenditures from the Reportable Fee account consisted of the administrative charge retained by the County for collection and administration of the fee program, which totaled \$1,323.23, and refunds of Reportable Fees previously collected, which totaled \$4,597.92. The County's administrative charge is assessed quarterly at 1% of Reportable Fees collected, net of refunds issued during the quarter. Total expenditures from the Reportable Fee account during FY 2025-26 were \$5,921.15.

Incomplete Improvements

During FY 2025-26, the District did not determine that sufficient Reportable Fees had been collected to complete financing of an incomplete public improvement. The incomplete improvements identified for this account, the Station 48 expansion and the Station 49 training ground expansion, are described under Anticipated Funding to Complete Financing of Incomplete Improvements below. The financing of each depends on special tax revenue of the Diamond Springs Community Facilities District that had not been contributed as of June 30, 2026, and the financing of the Station 49 training ground expansion also depends on Reportable Fees to be collected in future years. Accordingly, no approximate date by which construction will commence is identified under Section 66001(e) of the Act for FY 2025-26.

Prior Reported Improvements

No public improvement was identified in a previous annual report for the Reportable Fee as an improvement for which sufficient Reportable Fees had been collected to complete financing. Accordingly, there is no improvement for which this report is required to state whether construction commenced on the approximate date identified in a previous report, the reason construction did not commence on that date, or a revised approximate date on which construction will commence.

No Reportable Fees were expended on a public improvement in any of the five fiscal years ended June 30, 2026. Expenditures from the account during that period consisted of the administrative charge retained by the County and refunds of Reportable Fees previously collected.

Interfund Transfers and Loans

There were no interfund transfers or interfund loans from the Reportable Fee account in FY 2025-26.

Refunds

No refunds were made pursuant to Section 66001(e) of the Act during FY 2025-26, and no allocations were made pursuant to Section 66001(f) of the Act.

Refunds of Reportable Fees totaling \$4,597.92 were issued during the fiscal year in the ordinary course of fee administration, as described under Use of Reportable Fees above; those refunds were not made pursuant to Section 66001(e) of the Act.

Five-Year Findings Report (As of June 30, 2026)

In accordance with Government Code Section 66001(d)(1), the El Dorado County Fire Protection District (“District”), as successor to the Diamond Springs-El Dorado Fire Protection District, affirmatively demonstrates that it still needs the unexpended fire development impact fee (“Reportable Fee”) held in Account No. 85560010 to achieve the purpose for which the Reportable Fee was originally imposed, and that the District has a plan for using the unexpended balance to achieve that purpose.

Unexpended Reportable Fees

The District’s Reportable Fee account balance as of June 30, 2026 was \$1,306,418.25. In accordance with Section 66001(d)(1) of the Act, the findings below are made with respect to the entire unexpended balance, whether committed or uncommitted.

Purpose of the Reportable Fee

The purpose of the Reportable Fee, imposed and collected on new development within the area served by the former Diamond Springs-El Dorado Fire Protection District, is to help maintain adequate levels of service for fire protection provided by the District. New development in that area increases the demand for fire protection services. Reportable Fees fund fire facilities, apparatus, vehicles, and equipment necessary to accommodate growth as it occurs. The District intends to apply the entire unexpended balance to the Station 48 expansion and the Station 49 training ground expansion, as shown in Figure 2.

The Station 48 improvement expands the station to provide an office and crew quarters for the District’s EMS Captain position. The Station 49 improvement expands the District’s training ground with additional concrete and paved training surfaces, a two-story live-fire training facility, a drafting and retention pond with a dry hydrant for pump testing, and site drainage improvements. Each improvement adds capacity to the District’s fire protection system. Both are undertaken to accommodate the increased demand for fire protection services generated by new development, and not to correct a deficiency in the level of service provided to existing development.

Relationship Between the Reportable Fee and the Purpose for Which It Is Charged

There is a roughly proportional, reasonable relationship between the new development upon which the Reportable Fees are charged and the need for additional fire facilities, apparatus, vehicles, and equipment by reason of the fact that development of residential and nonresidential land uses will generate additional demand for fire services and fire system improvements. The Reportable Fees will be used to fund these improvements, which are necessary to serve new development. Each development project will add to the incremental need for additional fire protection capacity, and each new project will benefit from the expanded fire system capacity. For new development to occur, fire protection facilities, apparatus, vehicles, and equipment must be added in order to provide an adequate level of fire protection service.

Anticipated Funding to Complete Financing of Incomplete Improvements

The estimated cost of the District's incomplete improvement and the sources and amounts of funding anticipated to complete the financing of that improvement are shown in Figure 2.

The District intends to apply \$300,000.00 of the unexpended balance to the Station 48 expansion and the remaining \$1,006,418.25 to the Station 49 training ground expansion. The balance of the financing for both improvements will be provided from special tax revenue of the Diamond Springs Community Facilities District. The Station 48 expansion is expected to be complete in the spring of 2028, and the Station 49 training ground expansion in the spring of 2029.

Approximate Dates of Deposit of Anticipated Funding

The approximate dates on which the funding anticipated to complete financing of the District's incomplete improvements is expected to be deposited into the Reportable Fee account are shown in Figure 3.

Figure 2 - Anticipated Funding to Complete Financing of Improvements

Incomplete Improvement	Unexpended Reportable Fees¹	Future Reportable Fees²	CFD Funding³	Estimated Cost
Station 48 EMS Captain Office and Quarters Expansion	\$300,000.00	\$0.00	\$75,000.00	\$375,000.00
Station 49 Training Ground Expansion	\$1,006,418.25	\$7,795.24	\$375,786.51	\$1,390,000.00
TOTAL	\$1,306,418.25	\$7,795.24	\$450,786.51	\$1,765,000.00

Source: El Dorado County Fire Protection District

Notes:

¹ Reportable Fees collected and unexpended as of June 30, 2026.

² Projected Reportable Fees to be collected after June 30, 2026.

³ Special tax revenue of the Diamond Springs Community Facilities District, accounted for in Account No. 85560090.

Figure 3 - Approximate Dates of Deposit of Anticipated Funding Detailed in Figure 2

Incomplete Improvement	Unexpended Reportable Fees	Future Reportable Fees	CFD Funds	Construction Completion Date
Station 48 EMS Captain Office and Quarters Expansion	Balance as of June 30, 2026		FY 2027-28	Spring 2028
Station 49 Training Ground Expansion	Balance as of June 30, 2026	FY 2026-27	FY 2027-28 and FY 2028-29	Spring 2029

Source: El Dorado County Fire Protection District

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**RESOLUTION NO. 202-27
OF THE BOARD OF DIRECTORS
OF THE EL DORADO COUNTY FIRE PROTECTION DISTRICT**

**RESOLUTION APPROVING THE ANNUAL REPORT AND FIVE-YEAR FINDINGS
REPORT FOR THE FIRE DEVELOPMENT IMPACT FEE PROGRAM WITHIN THE CITY
OF PLACERVILLE AND MAKING THE FINDINGS REQUIRED BY GOVERNMENT
CODE SECTIONS 66001 AND 66006**

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

WHEREAS, the City of Placerville (“City”) has adopted Title 3, Chapter 11 of the Placerville City Code, which establishes the authority for the imposition of development impact fees within the City; and

WHEREAS, by resolution adopted May 25, 2021, effective July 24, 2021, the City adopted fire development impact fees (“Reportable Fees”) applicable to new development within the City, all of which lies within the boundaries of the El Dorado County Fire Protection District (“District”), to be collected and expended in compliance with Title 3, Chapter 11 of the Placerville City Code; and

WHEREAS, the Reportable Fees are deposited in a separate account or fund identified as Account No. 85610012 and maintained on behalf of the District; and

WHEREAS, the Reportable Fees fund fire protection and emergency response facilities, apparatus, vehicles, and equipment necessary to accommodate the increased demand generated by new development within the City; and

WHEREAS, Reportable Fees collected outside the City are deposited in separate accounts or funds and are the subject of a separate report and a separate resolution; and

WHEREAS, Section 66006(b)(1) of the Act requires that specified information regarding the Reportable Fees be made available to the public within 180 days after the last day of each fiscal year, and Section 66006(b)(2) requires that the information be reviewed at a regularly scheduled public meeting not less than 15 days after it is made available to the public; and

WHEREAS, Section 66001(d)(1) of the Act requires that, for the fifth fiscal year following the first deposit of Reportable Fees into the account or fund, and every five years thereafter, specified findings be made with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted; and

WHEREAS, Section 66001(e) of the Act provides that when sufficient Reportable Fees have been collected to complete financing on an incomplete public improvement, and the public improvement remains incomplete, an approximate date by which construction of the public improvement will commence shall be identified within 180 days of the determination that sufficient Reportable Fees have been collected, or the unexpended portion of the fee and any interest accrued

thereon shall be refunded on a prorated basis to the then current record owners of the lots or units of the development project or projects, as identified on the last equalized assessment roll; and

WHEREAS, Section 66001(f) of the Act provides that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the revenues may be allocated, after a noticed public hearing, to another purpose for which the Reportable Fees are collected and which serves the project on which the fee was originally imposed; and

WHEREAS, the District has caused to be prepared the *El Dorado County Fire Protection District Annual and Five-Year Findings Reports for Fire Development Impact Fee Program Within the City of Placerville (Account No. 85610012), FY 2025-26* (the "Report"), which contains the information required by Section 66006(b)(1) of the Act for the fiscal year ended June 30, 2026 and the findings required by Section 66001(d)(1) of the Act with respect to the unexpended balance of the Reportable Fees in Account No. 85610012 as of June 30, 2026; and

WHEREAS, the Board of Directors of the District ("Board") has reviewed the Report and finds it to be accurate and complete; and

WHEREAS, following approval by the Board, the Report will be transmitted to the County of El Dorado ("County"), which maintains Account No. 85610012 on behalf of the District, for inclusion in the information made available to the public pursuant to Section 66006(b)(1) of the Act, and a copy of the Report will be provided to the City;

NOW, THEREFORE BE IT RESOLVED, that the Board makes the following findings and takes the stated actions regarding the program as required by and in accordance with Government Code Sections 66001 and 66006:

1. The Board finds and determines that the foregoing recitals and determinations are correct.
2. The Board hereby approves and adopts the Report, which is incorporated herein by this reference.
3. Pursuant to Section 66001(d)(1) of the Act, and with respect to the portion of Account No. 85610012 remaining unexpended as of June 30, 2026, whether committed or uncommitted, the Board hereby makes the findings set forth in the Report.
4. Pursuant to Section 66006(b)(1) of the Act, the Board determines that the Report contains, for the fiscal year ended June 30, 2026, each of the items of information required by subparagraphs (A) through (H) of that section with respect to Account No. 85610012.
5. The findings made pursuant to Section 66001(d)(1) of the Act are made in connection with the information required by Section 66006(b) of the Act, as provided in Section 66001(d)(2) of the Act.

6. The Board determines that during the fiscal year ended June 30, 2026 the District did not determine that sufficient Reportable Fees had been collected to complete financing of an incomplete public improvement in Account No. 85610012, and accordingly no approximate date of commencement of construction is identified pursuant to Sections 66001(e) and 66006(b)(1)(F) of the Act for that fiscal year.
7. The Board determines that no refunds were made pursuant to Section 66001(e) of the Act and no allocations were made pursuant to Section 66001(f) of the Act from Account No. 85610012 during the fiscal year ended June 30, 2026.
8. Based on the Report, the Board determines that the District is in compliance with the reporting and findings requirements of Sections 66001 and 66006 of the Act with respect to the Reportable Fees in Account No. 85610012 for the fiscal year ended June 30, 2026.
9. The Fire Chief, or designee, is authorized and directed to transmit the Report and a certified copy of this Resolution to the County for inclusion in the information made available to the public pursuant to Section 66006(b)(1) of the Act, to provide a copy of the Report and this Resolution to the City, and to take such further actions as may be necessary to complete the District's compliance with Sections 66001 and 66006 of the Act with respect to Account No. 85610012.
10. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Directors of the El Dorado County Fire Protection District at a regularly scheduled meeting held on October 15, 2026, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Chair, Board of Directors

Secretary to the Board



El Dorado County Fire Protection District

Annual and Five-Year Findings Reports for Fire Impact Fee Program within the City of Placerville (Account No. 85610012)

FY 2025-26
Final Reports

Prepared for:

**Board of Directors
El Dorado County Fire Protection District**

Prepared by:



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El Dorado County Fire Protection District

Board of Directors

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Kathleen Freeman

Impact Fee Consultant

Blair Aas, Vice President
SCI Consulting Group

Executive Summary

Introduction

The Mitigation Fee Act (Government Code Section 66000 et. seq., hereafter the “Act”) requires local agencies to report certain financial information regarding their development impact fee programs every year and every fifth year. These reporting requirements are applicable to the fire impact fee (“Reportable Fee”) program of the El Dorado County Fire Protection District (“District”), adopted and collected by the City of Placerville (“City”) as a fire development impact fee under Title 3, Chapter 11 of the Placerville City Code and accounted for in Account No. 85610012.

This Five-Year Findings Report provides the findings required by Section 66001(d)(1) of the Act for Account No. 85610012 for fiscal year ending June 30, 2026. The District’s last Five-Year Findings Report for this account was provided for fiscal year ending June 30, 2021.

Background

Section 66006(b)(1) of the Act requires that the following information, entitled “*Annual Report*,” be made available to the public for each separate account or fund within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account or fund;
- the amount of the fee;
- the beginning and ending balance of the account or fund;
- the fees collected that year and the interest earned;
- an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each public improvement that was funded with fees;
- an identification of an approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement identified pursuant to Section 66001(a)(2), and the public improvement remains incomplete;
- an identification of each public improvement identified in a previous report as having sufficient funds collected, and whether construction began on the approximate date noted in that previous report;
- for each such improvement on which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date on which the local agency will commence construction;
- a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be

expended and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan; and

- the amount of refunds made pursuant to Section 66001(e), the number of persons or entities identified to receive those refunds, and any allocations made pursuant to Section 66001(f).

In addition to the *Annual Report*, local agencies are required, for the fifth fiscal year following the first receipt of any development impact fee proceeds, and every five years thereafter, to comply with Section 66001(d)(1) of the Act by affirmatively demonstrating that the local agency still needs unexpended development impact fee revenue to achieve the purpose for which it was originally imposed and that the local agency has a plan on how to use the unexpended balance to achieve that purpose.

Specifically, local agencies must make the following findings, entitled “*Five-Year Findings Report*,” concerning that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

In addition to the requirements set forth above, Section 66001(e) of the Act states that when sufficient funds have been collected to complete financing on incomplete public improvements, and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced, or shall refund to the then-current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

However, Section 66001(f) of the Act states that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected and which serves the project on which the fee was originally imposed.

Annual Report (FY 2025-26)

In accordance with Government Code Section 66006(b)(1) and (2), the El Dorado County Fire Protection District (the “District”) provides the following information for fiscal year 2025-26 for the District’s fire impact fee program as adopted and collected by the City of Placerville (the “City”) and accounted for in Account No. 85610012.

Description of the Reportable Fee

The District’s fire impact fee (“Reportable Fee”), adopted and collected by the City as a fire development impact fee under Title 3, Chapter 11 of the Placerville City Code, will help maintain adequate service levels for fire protection in the District. New development within the City will increase the demand for fire protection services. The Reportable Fee will fund the construction of new or expanded fire facilities, apparatus, vehicles, and equipment necessary to accommodate residential and nonresidential development. The City Council adopted the Reportable Fee on May 25, 2021, and the fee schedule took effect July 24, 2021.

Reportable Fee Amounts

The Reportable Fees in effect at the end of FY 2025-26 are shown below. The City’s adopting resolution does not provide for an automatic inflationary adjustment, and the amounts shown are the amounts adopted effective July 24, 2021.

Figure 1 – Reportable Fee Amounts, Effective on June 30, 2026

Land Use Category	Unit	Reportable Fee
Single Family Housing	BSQFT	\$1.03
Multi-Family Housing	BSQFT	\$1.49
Mobile Home	BSQFT	\$1.08
Retail / Commercial	BSQFT	\$0.87
Office	BSQFT	\$1.19
Industrial	BSQFT	\$0.83
Agriculture	BSQFT	\$0.53
Warehouse / Distribution	BSQFT	\$0.69

Reportable Fee Account Balances

The balance of the Reportable Fee account at the beginning of FY 2025-26 was \$624,798.56. At the end of FY 2025-26, the balance of the Reportable Fee account was \$799,319.42. The increase in the account balance during the fiscal year is attributable to Reportable Fees collected and interest earned, as no Reportable Fees were expended during the fiscal year.

Reportable Fees Collected and Interest Earned

The amount of Reportable Fees collected during FY 2025-26 was \$147,235.97. In addition, \$27,284.89 was earned in interest during the fiscal year. The total amount of Reportable Fees and interest collected during FY 2025-26 was \$174,520.86.

Use of Reportable Fees

No Reportable Fees were expended on a public improvement during FY 2025-26. No administrative charge was assessed against the account, and no refunds were issued from the account during the fiscal year. Total expenditures from the account for FY 2025-26 were \$0.00.

Incomplete Improvements

During FY 2025-26, the District did not determine that sufficient Reportable Fees had been collected to complete financing of an incomplete public improvement. The incomplete improvement identified for this account, the acquisition, relocation, and remodel of Station 26, is described under Anticipated Funding to Complete Financing of Incomplete Improvements below. Its estimated cost exceeds the unexpended balance of the account as of June 30, 2026, and its financing depends on Reportable Fees to be collected in future years and on Reportable Fees accounted for in Account No. 85610010. Accordingly, no approximate date by which construction will commence is identified under Section 66001(e) of the Act for FY 2025-26.

Prior Reported Improvements

No public improvement was identified in a previous annual report for this account as one for which sufficient Reportable Fees had been collected. Accordingly, no improvement requires a report of whether construction began on an approximate date provided in a previous report, and no reason for delay or revised approximate date is required.

Interfund Transfers and Loans

No interfund transfers or loans were made from the Reportable Fee account during FY 2025-26.

Refunds

No refunds were made pursuant to Section 66001(e) of the Act during FY 2025-26, and no allocations were made pursuant to Section 66001(f) of the Act. No other refunds of Reportable Fees were issued from the account during the fiscal year.

Five-Year Findings Report (As of June 30, 2026)

In accordance with Government Code Section 66001(d)(1), the El Dorado County Fire Protection District (the “District”) affirmatively demonstrates that it still needs unexpended Reportable Fees to achieve the purpose for which they were initially imposed and that it has a plan on how to use the unexpended balance to achieve that purpose. The Reportable Fee is the District’s fire impact fee, adopted and collected by the City of Placerville (the “City”) as a fire development impact fee under Title 3, Chapter 11 of the Placerville City Code and accounted for in Account No. 85610012.

Unexpended Reportable Fees

The balance of the Reportable Fee account as of June 30, 2026, was \$799,319.42. In accordance with Section 66001(d)(1) of the Act, the findings below are made with respect to the entire unexpended balance, whether committed or uncommitted.

Purpose of the Reportable Fee

The purpose of the Reportable Fee, imposed and collected on new development within the City, is to help maintain adequate levels of service for fire protection provided by the District. New development within the City increases the demand for fire protection services. Reportable Fees fund fire facilities, apparatus, vehicles, and equipment necessary to accommodate growth as it occurs. The District intends to apply the entire unexpended balance to the acquisition, relocation, and remodel of Station 26, which serves the City and the surrounding area, as shown in Figure 2.

The Station 26 improvement consists of the acquisition of a building within the City, the relocation of Station 26 into that building, and the remodel of that building to serve as a fire station. The improvement adds two apparatus bays and eight crew quarters, expanding the District’s capacity to house apparatus and personnel within the City. The improvement is undertaken to accommodate the increased demand for fire protection services generated by new development, and not to correct a deficiency in the level of service provided to existing development.

Relationship Between the Reportable Fee and the Purpose for Which It Is Charged

There is a roughly proportional, reasonable relationship between the new development upon which the Reportable Fees are charged and the need for additional fire facilities, apparatus, vehicles, and equipment, by reason of the fact that development of residential and nonresidential land uses within the City generates additional demand for fire services and fire system improvements. Reportable Fees are used to fund these improvements, which are necessary to serve new development in the District. Each development project adds to the incremental need for additional fire protection capacity, and each new project benefits from the expanded fire system capacity. For new development to occur within the City, fire protection facilities, apparatus, vehicles, and equipment must be added in order to provide an adequate level of fire protection service in the District.

Anticipated Funding to Complete Financing of Incomplete Improvements

Station 26 is a single improvement funded from this account and from the District's Reportable Fee account for the area it served prior to May 1, 2026, Account No. 85610010. The District's planned contribution from this account is \$888,498.61. Of that amount, \$799,319.42 was collected and unexpended as of June 30, 2026, and the remaining \$89,179.19 is anticipated from Reportable Fees to be collected in future years.

Approximate Dates of Deposit of Anticipated Funding

The approximate dates on which the funding anticipated to complete financing of the District's incomplete improvements is expected to be deposited into the Reportable Fee account are shown in Figure 3.

Figure 2 - Anticipated Funding to Complete Financing of Improvements

Incomplete Improvement	Unexpended Reportable Fees¹	Future Reportable Fees²	Reportable Fees, Account No. 85610010³	Cal OES Grant⁴	Estimated Cost⁵
Station 26 Acquisition, Relocation, and Remodel	\$799,319.42	\$89,179.19	\$884,807.67	\$500,000.00	\$2,273,306.28

Source: El Dorado County Fire Protection District

Notes:

¹ Reportable Fees collected and unexpended as of June 30, 2026.

² Projected Reportable Fees to be collected after June 30, 2026.

³ Reportable Fees collected within the area served by the District prior to May 1, 2026 and accounted for in Account No. 85610010.

⁴ The District's share of a \$1.0 million Cal OES public safety building grant awarded jointly to the District and the City of Placerville for the construction of public safety buildings. The District's share has been received.

⁵ Station 26 is funded jointly with Account No. 85610010. The estimated cost and the Cal OES grant appear in the reports for both accounts and are counted once.

Figure 3 - Approximate Dates of Deposit of Anticipated Funding Detailed in Figure 2

Incomplete Improvement	Unexpended Reportable Fees	Future Reportable Fees	Reportable Fees, Account No. 85610010	Cal OES Grant	Construction Completion Date
Station 26 Acquisition, Relocation, and Remodel	Balance as of June 30, 2026	FY 2026-27 through FY 2027-28	FY 2027-28	Received	Fall 2027

Source: El Dorado County Fire Protection District

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EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	8A
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Discussion and Direction: Board of Directors Compensation under District Policy 4030 (Remuneration and Reimbursement)

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Receive and discuss** the comparative information on Board of Directors compensation presented in this report;
- **Provide direction** to staff on one of the following: (a) retain the current compensation of \$100 per meeting under Policy 4030; (b) direct staff and District Counsel to prepare a compensation ordinance under Health and Safety Code section 13857, subdivision (b), for consideration at a future noticed public hearing; or (c) direct staff to return with additional comparative information; and
- **Direct** staff to return with Policy 4030 for the Board's annual review and adoption of the written policy required by Health and Safety Code section 13857, subdivision (a).

This report does not recommend a compensation amount. No change to director compensation would result from the Board's direction on this item.

BACKGROUND

Compensation of the directors of a fire protection district is governed by Health and Safety Code section 13857, part of the Fire Protection District Law of 1987. Each director may receive compensation in an amount set by the district board, not to exceed \$100 for each meeting attended. Before 2019, compensation was limited to four meetings in a calendar month.

Assembly Bill 2329 (2018) raised the limit to six meetings in a calendar month. It also provided that, beginning January 1, 2019, a district that compensates its directors for more than four meetings in a month must annually adopt a written policy describing, based on a finding supported by substantial evidence, why more than four meetings per month are necessary for the effective operation of the district.

District Policy 4030 (Remuneration and Reimbursement), last revised October 23, 2024, sets director compensation at \$100 per Board or committee meeting attended, up to six meetings per month. The District has not adopted an ordinance increasing compensation above \$100 per meeting.

DISCUSSION

How Compensation May Be Increased

Section 13857, subdivision (b), allows a district board to increase compensation above \$100 per meeting only by ordinance adopted under Chapter 2 (commencing with section 20200) of Division 10 of the Water Code. A resolution or policy amendment is not sufficient. The Water Code procedure has four elements:

- **Limit on the increase** — an increase may not exceed 5 percent of the compensation in effect when the ordinance is adopted, for each calendar year following the operative date of the last adjustment (Water Code section 20202).
- **Public hearing** — the ordinance may be adopted only after a public hearing, with notice published in a newspaper of general circulation under Government Code section 6066 (Water Code section 20203).
- **Delayed effective date** — the ordinance takes effect 60 days after final passage (Water Code section 20204).
- **Referendum** — district voters may petition for a referendum during that period. If the voters reject the ordinance, the board may not adopt a new one for at least one year (Water Code sections 20204 and 20206).

The \$100 rate does not adjust on its own. Districts that pay more than \$100 per meeting have adopted and periodically renewed ordinances under this procedure.

Comparative Information

Staff reviewed publicly available compensation information for a sample of Northern California fire protection districts and for two regional agencies governed by other statutes. The review is illustrative and is not a comprehensive survey. Entries marked [confirm] in Table 1 are to be verified against the agency's governing ordinance, resolution, or policy before publication. Georgetown Fire Protection District, El Dorado Irrigation District, and Cosumnes Community Services District were also reviewed, but a current rate could not be confirmed.

Table 1. Director Compensation, Selected Agencies

Agency	Governing Law	Rate	Meetings per Month	Maximum per Director per Month
El Dorado County FPD (current)	Fire Protection District Law	\$100 per meeting	6	\$600
Coastside FPD	Fire Protection District Law	\$220 per meeting (effective August 28, 2026)	2	\$440
Southern Marin FPD	Fire Protection District Law	\$100 per meeting	4	\$400
San Ramon Valley FPD	Fire Protection District Law	\$105 per meeting	4	\$420
Novato FPD	Fire Protection District Law	\$100 per meeting [confirm]	UTL	UTL
El Dorado Hills County Water District (Fire Department)	County Water District Law; Water Code	\$100 per meeting	UTL	UTL
Placer County Water Agency	Placer County Water Agency Act	\$1,250 per month, flat, plus dental, vision, and life insurance	Not applicable	\$1,250

Most of the fire protection districts reviewed pay at or near \$100 per meeting. Coastside Fire Protection District is the exception. It has increased its rate from \$125 in 2015 to \$220 in 2026 through four ordinances, and it compensates a maximum of two meetings per month.

Two comparisons require care. First, the per-meeting rate and the monthly meeting limit together determine what a director may receive. At \$100 for up to six meetings, the District's maximum of \$600 per director per month is higher than the maximum at the three fire protection districts in Table 1 for which a monthly figure is shown. Second, county water districts and water agencies are governed by their own principal acts and are not directly comparable to a district governed by section 13857.

Annual Written Policy

Because Policy 4030 provides for compensation of up to six meetings per month, section 13857, subdivision (a), requires the Board to adopt annually a written policy supported by a finding, based on substantial evidence, that more than four meetings per month are necessary. Staff recommends that the policy be returned to the Board for annual review and adoption regardless of the direction given on the compensation rate.

FISCAL IMPACT

None. This item is for discussion and direction and does not change director compensation.

Table 2 shows the maximum annual cost of compensation for the seven-member Board at the current rate and at three illustrative rates. Each \$5 added to the per-meeting rate increases the maximum annual cost by \$2,520.

Table 2. Maximum Annual Cost of Director Compensation, Seven Directors

Per-Meeting Rate	Maximum per Director per Month	Annual, 4 Meetings per Month	Annual, 6 Meetings per Month	Increase over Current Maximum
\$100 (current)	\$600	\$33,600	\$50,400	—
\$105 (5% above current)	\$630	\$35,280	\$52,920	\$2,520
\$110 (10% above current)	\$660	\$36,960	\$55,440	\$5,040
\$115 (15% above current)	\$690	\$38,640	\$57,960	\$7,560

The rates in Table 2 are illustrative. The maximum increase available to the District depends on the operative date of its last adjustment under Water Code section 20202, which is referred to District Counsel. An ordinance would also carry one-time costs for publication of the hearing notice and the ordinance and for District Counsel's preparation. If the Board directs preparation of an ordinance, staff will present the cost of the specific proposal with it.

POLICY AND LEGAL COMPLIANCE

Authority. Health and Safety Code section 13857 authorizes the district board to set director compensation within the limits described in this report and, under subdivision (b), to increase it by ordinance under Water Code section 20200 et seq.

Ordinance Procedure. Health and Safety Code section 13861, subdivision (h), provides that a district adopts ordinances following the procedures of Government Code section 25120 et seq. The interaction of those procedures with the hearing and notice requirements of Water Code section 20203, including whether introduction and adoption must occur at separate meetings, is referred to District Counsel, as is the maximum increase permitted under Water Code section 20202.

Compensable Meetings. Under section 13857, subdivision (c), and Government Code section 53232.1, a director may be compensated for attending a meeting of the Board, a meeting of an advisory body, and a

qualifying conference or organized educational activity. Compensation for any other occasion requires a written policy, adopted in a public meeting, that specifies the occasion.

Brown Act. This item is placed on the agenda so that the Board's discussion of director compensation takes place at a noticed public meeting (Government Code sections 54952.2 and 54954.2). Any ordinance would be considered at a later meeting following the published notice and public hearing described above.

Labor and Accounting. The item does not affect the wages, hours, or working conditions of District employees and does not change the District's financial reporting.

CEQA. The action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(5), as an administrative activity that will not result in a direct or indirect physical change in the environment.

CONCLUSION

Director compensation at the District is at the \$100 per meeting rate set by statute, with up to six compensated meetings per month under Policy 4030. An increase is available only by ordinance, after a published public hearing, and would not take effect for 60 days. Staff requests the Board's direction on the options described in this report.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS



EL DORADO COUNTY FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

STAFF REPORT

MEETING DATE:	October 15, 2026
AGENDA ITEM:	8B
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
SUBJECT:	Discussion and Direction: District-Issued iPads for the Board of Directors

RECOMMENDATION

Staff recommends that the Board of Directors:

- **Receive and discuss** the options for furnishing each of the seven Directors with a District-owned iPad for District email and electronic Board packets;
- **Provide direction** to staff on whether to proceed and, if so, on the procurement option: Option 1, Wi-Fi iPads with keyboard cases purchased from Apple at a one-time cost of \$5,292.67; or Option 2, cellular iPads through Verizon with the same keyboard cases, at approximately \$2,210.58 due at purchase and \$140.00 per month for 36 months;
- **Direct** staff to complete the purchase under the District's purchasing policy in accordance with the Board's direction.

BACKGROUND

The District prepares a printed agenda packet for each of its seven Directors for every Board and committee meeting. Staff prints, assembles, and delivers the packets. Each Director has a District email account, which Directors currently access on personally owned devices.

Under the California Public Records Act, a public record includes any writing containing information relating to the conduct of the public's business that is prepared, owned, used, or retained by a local agency (Government Code section 7920.530). In *City of San Jose v. Superior Court* (2017) 2 Cal.5th 608, the California Supreme Court held that a public official's writings about public business are not excluded from the Act because they were sent, received, or stored in a personal account. The Court noted that agencies may adopt policies requiring the use of government accounts for public business.

Directors' District email is held in District accounts. When those accounts are accessed on personal devices, District records such as downloaded attachments and Board materials are also stored on equipment the District does not own or manage, and the District cannot secure or erase them if a device is lost or a Director leaves office. Staff obtained two quotes on October 6, 2026, for District-owned devices that would hold District email and Board materials.

DISCUSSION

Purpose

- **Records in District custody** — District email on a District-owned, District-managed device keeps public records in the District's possession, where they can be retained, searched, and produced without access to a Director's personal device.

- **Security** — a managed device can require a passcode and encryption and can be locked or erased remotely if lost. The device and its contents are returned when a Director leaves office.
- **Electronic Board packets** — packets would be delivered to the device, reducing printing, assembly, and delivery by staff, and allowing late materials to reach all Directors at the same time.

Options

- **Option 1, Apple, Wi-Fi only** — seven iPad (A16) 128GB devices and seven Magic Keyboard Folio cases purchased outright. The devices connect through Wi-Fi at a Director's home, at District facilities, or elsewhere. There is no recurring charge and no service contract.
- **Option 2, Verizon, cellular** — seven iPad (A16) 128GB devices with cellular service on an unlimited tablet plan, priced under the NASPO ValuePoint cooperative contract. The device price is reduced to zero in exchange for a 36-month service commitment. The devices connect wherever there is cellular coverage, as well as through Wi-Fi. The Verizon quote does not include keyboards; the same seven Magic Keyboard Folio cases would be purchased from Apple. The quote is valid until December 5, 2026, and the device discount is offered through December 31, 2026.
- **No change** — Directors continue to receive printed packets and to use personal devices.

Implementation

Directors already have District email accounts, so no new accounts are needed. Either option requires enrollment of the devices in District device management and a use policy adopted by the Board. The policy would address use of the District account and device for all District business, incidental personal use, the prohibition on campaign use, public records and retention, communications among Directors, and return of the device at the end of a Director's term. Printed materials would remain available to the public as the Brown Act requires and to any Director on request.

FISCAL IMPACT

Table 1 compares the two quotes. Option 1 is a one-time purchase. Option 2 has a lower initial cost and a recurring monthly charge. Both options include the same keyboard cases.

Table 1. Cost Comparison, Seven Devices

	Option 1: Apple, Wi-Fi Only	Option 2: Verizon, Cellular
Devices (7)	\$3,143.00 (\$449.00 each)	\$0.00 (\$599.99 each, less contract discounts)
Keyboard cases (7)	\$1,743.00 (\$249.00 each)	\$1,743.00 (\$249.00 each, purchased from Apple)
Sales tax and e-waste fee	\$406.67	\$467.58 (keyboard tax estimated)
Due at purchase	\$5,292.67	\$2,210.58
Monthly service	None	\$140.00 (\$20.00 per line)
Service commitment	None	36 months
First-year cost	\$5,292.67	\$3,890.58
36-month cost	\$5,292.67	\$7,250.58

Over 36 months Option 2 costs \$1,957.91 more than Option 1, and \$1,680.00 per year after that if service continues. The difference is the cost of cellular service. Sales tax on the keyboard cases under Option 2 (\$135.08) is estimated at the rate shown on the Apple order summary.

The Verizon quote is an estimate. It notes that an activation fee of up to \$40 per line and monthly surcharges may apply, and that disconnecting a line before 36 months triggers a recovery fee equal to the prorated device discount.

POLICY AND LEGAL COMPLIANCE

Public Records. Communications about District business are public records regardless of the account or device used (Government Code section 7920.530; City of San Jose v. Superior Court). District-issued devices do not change the status of records held on personal accounts or devices. The use policy would direct Directors to conduct District business on the District account and device. Email on District accounts would be retained under a records retention schedule adopted in accordance with Government Code section 60201.

Email Domain. Government Code section 50034 requires cities and counties to use a .gov or .ca.gov domain for websites and email by January 1, 2029. That section does not apply to special districts.

Brown Act. Agenda materials distributed to a majority of the Board are public records and remain available to the public (Government Code section 54957.5). The use policy would address Government Code section 54952.2, which prohibits a majority of the Board from using a series of communications to discuss or deliberate on District business outside a noticed meeting.

Use of Public Resources. Government Code section 8314 prohibits the use of public resources, including equipment, for campaign activity or for personal purposes other than incidental and minimal use.

Purchasing. The purchase would be made under the District's purchasing policy (Government Code section 54202). Option 2 relies on NASPO ValuePoint contract MA152-1. The 36-month service commitment, the recovery fee, and Director eligibility for the quoted public safety plan are referred to District Counsel.

CEQA. The action is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, subdivision (b)(2), as a continuing administrative activity.

CONCLUSION

District-issued devices, used with the Directors' existing District email accounts and a Board-adopted use policy, would keep District records on District-managed equipment and allow electronic delivery of Board packets. Staff requests the Board's direction on whether to proceed and on the procurement option.

Respectfully submitted,

Prepared By:

Brad Gates
Fire Chief

ATTACHMENTS

- A. Apple online order summary, seven iPads and seven Magic Keyboard Folio cases (October 6, 2026)
- B. Verizon Business Quote No. 63720732-Q-20978892 (October 6, 2026; valid until December 5, 2026)



EL DORADO COUNTY

FIRE PROTECTION DISTRICT

501 Pleasant Valley Road • Diamond Springs, CA 95619 • (530) 644-9630

FIRE CHIEF'S REPORT

DATE:	October 15, 2026
TO:	Board of Directors, El Dorado County Fire Protection District
FROM:	Brad Gates, Fire Chief
THROUGH:	N/A
SUBJECT:	Fire Chief's Report — October 2026

RECOMMENDATION

This report is submitted for information. Staff recommends that the Board of Directors receive and file the Fire Chief's Report for October 2026. No Board action is required.

SUMMARY

This report summarizes District activity since the last regular meeting of the Board of Directors, organized by program and project status, interagency and community relations, and fire prevention and public education. Matters requiring Board action are presented under separate agenda items.

PROGRAM AND PROJECT STATUS

REACH Air Medical Services — Clinical Team Selection

At the invitation of REACH Air Medical Services, the Fire Chief and Deputy Chief Anderson participated on the interview panel for the clinical staffing of the planned air medical base. District participation was advisory and was intended to assess candidate familiarity with the District's operating environment, terrain, and mutual aid system. REACH is the hiring and employing entity and made the final selections.

REACH has advised the District that the following clinical team has been selected:

Position	Name	Community of Residence
Registered Nurse	Jill Riddell	El Dorado Hills
Registered Nurse	Zachary Cameron	Rocklin
Registered Nurse	Brandon Anderson	Placerville
Registered Nurse	Amanda Greenspan	South Lake Tahoe
Paramedic	Morgan Enderlin	Garden Valley
Paramedic	Adam King	Placerville
Paramedic	Greg Hubbell	Folsom
Paramedic	Danny Workman	Richmond

All personnel identified above are employees of REACH Air Medical Services and are not employees of the District. Flight clinical personnel remain subject to accreditation and scope-of-practice oversight by the El

Dorado County EMS Agency as the local EMS agency. Weekly project coordination calls between the District and REACH are continuing to advance remaining site, facility, and operational items.

INTERAGENCY AND COMMUNITY RELATIONS

Mosquito Road Bridge Opening

The District was represented at the Mosquito Road Bridge opening celebration by Division Chief Williams, Deputy Chief Lemos, EMS Captain Johnston, and the Fire Chief, with Engine 25 and Medic 25 present. The new bridge replaces the prior one-lane crossing of the South Fork of the American River and materially changes access and travel times into the Mosquito and Swansboro Country area.

Following the opening, District staff met separately with the County Chief Administrative Officer and with the Local Agency Formation Commission to discuss the bridge and the resulting change in response dynamics for the Mosquito area. The discussion was informational. The District has taken no position in these discussions beyond the service-delivery questions affecting Response Area 75, and no change to District boundaries, sphere of influence, or service responsibility results from these meetings.

Marshall Medical Center — Executive Engagement

Deputy Chief Anderson and the Fire Chief met with Marshall Medical Center emergency department executive staff to discuss the REACH partnership and to strengthen the working relationship between the District and the hospital. The meeting was prompted by new executive leadership at both organizations and is intended to establish a recurring executive-level forum. No agreement was entered and no commitment was made on behalf of the District. Patient destination decisions remain governed by local EMS agency policy.

Coffee with a Cop — City of Placerville

District personnel attended the Coffee with a Cop event hosted by the City of Placerville. The event provides an informal setting for residents to speak directly with public safety personnel. District participation supported the working relationship between the District and City law enforcement and required no District expenditure beyond staff time.

FIRE PREVENTION AND PUBLIC EDUCATION

Fire Prevention Month School Outreach

Throughout October, Fire Prevention staff and engine companies are visiting elementary schools across the District to provide fire and life safety education. To date, District personnel have delivered presentations to more than 1,000 students, with additional school visits scheduled through the end of the month.

This year's program focuses on three primary safety topics: working smoke alarms, home fire escape planning, and lithium-ion battery safety. The battery safety component supports the 2026 Fire Prevention Week theme, "Charge Into Fire Safety™: Safe Charging Is a Superpower," observed October 4–10, 2026. Firefighters are teaching students practical charging habits that reduce the risk of lithium-ion battery fires, including using the correct charger, charging on hard surfaces, unplugging devices when fully charged, recognizing the warning signs of a failing battery, and keeping exits clear when charging larger battery-powered devices.

The program also reinforces the importance of working smoke alarms and of developing and practicing a home fire escape plan with family members. These school visits allow District crews to deliver safety information directly to children while strengthening the District's connection with the communities it serves.

School outreach will continue through the end of October. A final student contact total will be provided to the Board once all scheduled presentations are complete.

National Walk to School Day — Sierra Elementary School

District personnel participated in National Walk to School Day at Sierra Elementary School on October 7, 2026. Crews joined students, families, and school staff on the walk to campus and used the occasion to reinforce pedestrian safety near schools and to continue the District's fire and life safety messaging in a setting outside the classroom.

FISCAL IMPACT

None. The activities described in this report were conducted within the adopted Fiscal Year 2026/27 operating budget. Costs were limited to staff time and apparatus operating costs associated with school visits and community event attendance. No unbudgeted expenditure and no additional appropriation is requested by this report. Fiscal effects associated with the REACH partnership, including the Camino crew quarters lease, are presented to the Board under the applicable separate agenda items.

POLICY AND LEGAL COMPLIANCE

This item is informational and is noticed on the agenda consistent with the Ralph M. Brown Act (Government Code section 54950 et seq.). Because no action is recommended, the item is appropriate for placement as an information item, and Board discussion is limited to matters within the scope of the posted description.

This report is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378, as it is an administrative and informational activity that will not result in a direct or indirect physical change in the environment.

CONCLUSION

District activity during the reporting period reflects continued progress on the REACH air medical partnership, strengthened working relationships with the County, the Local Agency Formation Commission, Marshall Medical Center, and the City of Placerville, and substantial public education delivery during Fire Prevention Month. Staff recommends that the Board receive and file this report. Matters requiring Board action are presented under separate agenda items.

Respectfully submitted,

Brad Gates, Fire Chief

El Dorado County Fire Protection District

Date: _____

ATTACHMENTS:

None.



EL DORADO COUNTY FIRE PROTECTION DISTRICT

Monthly Run Review

September 2026

Engines 17 · 25 · 28 · 319 · 49 · 372 | Medics 17 · 19 · 25 · 28 · 48 · 49

895

Engine Calls

1,419

Medic Calls

2,314

Total Calls

DISTRICT OVERVIEW — SEPTEMBER 2026

All ECFPD Stations · 6 Engine Companies · 6 Medic Units · Source: CAD Total Committed Time by Resource & Type



2,314

Total District Calls

Engines + Medics

895

Engine Calls

6 engine companies

1,419

Medic Calls

6 medic units

79%

Med Aid — Engines

707 of 895 calls

STATION BREAKDOWN — SEPTEMBER 2026

Station	Engine	Medic Unit	Medic Calls	Station Total	Med Aid (Eng)	M/C Burden
Station 17	102	M17	181	283	79 (77%)	36%
Station 19	57	M19	176	233	43 (75%)	44%
Station 25	317	M25	297	614	257 (81%)	10%
Station 28	129	M28	288	417	101 (78%)	24%
Station 48 ★	—	M48	259	259	—	27%
Station 49	241	M49	218	459	185 (77%)	17%
Station 72	49	—	—	49	42 (86%)	—
TOTAL	895	6 Units	1,419	2,314	707 (79%)	25% system

September CAD extract uses rolled incident types (FIRES · FSM · MEDICAL · MISC · PSA) — medic move-ups under MISC · 30-day month: 720 unit-hrs · E319 totals include 21 calls run under the E19 designator, Sep 1-11

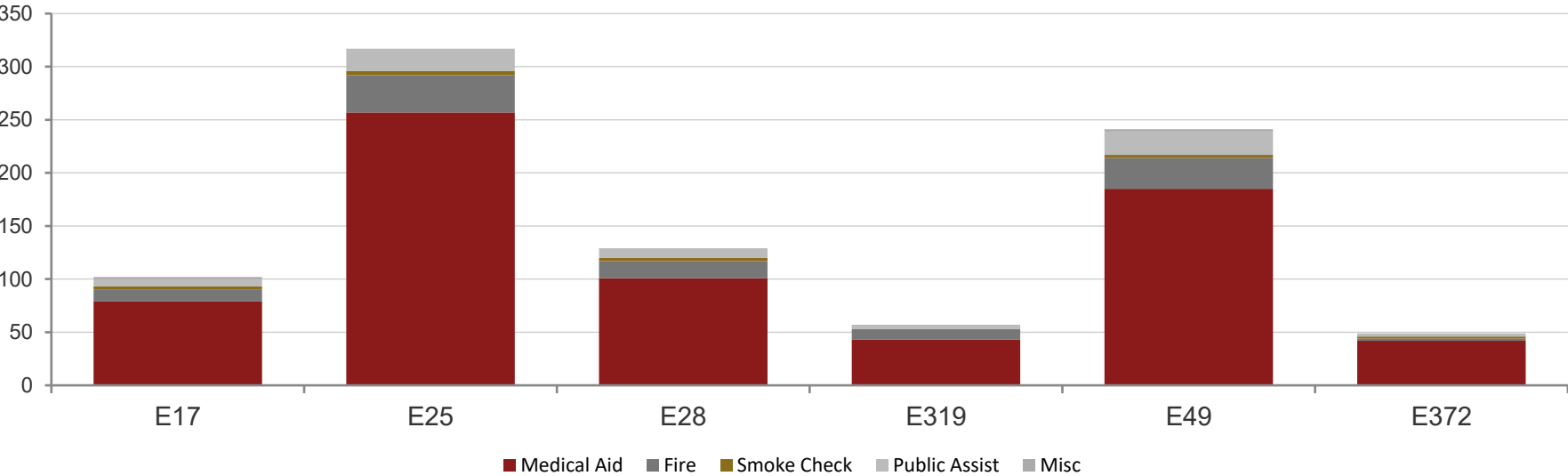
Move-ups ROSE for the first time in 5 months: 301 → 352 (+51) · District system UHU 0.23 (1,970 committed/assigned hrs ÷ 8,640) · M48 steady at 259

ENGINE COMPANIES — SEPTEMBER 2026 SUMMARY

895 total engine calls · 6 companies · Source: CAD Total Committed Time by Resource & Type



CALL TYPE BY ENGINE COMPANY



Fire season easing: 118 fire-type calls vs 146 Aug / 120 Jul · E25 hit ANOTHER season high: 317 calls · Engine system UHU 0.21 (346 committed + 540 collateral hrs ÷ 4,320)

ENGINE COMPANIES — DETAILED CALL TYPE TABLE

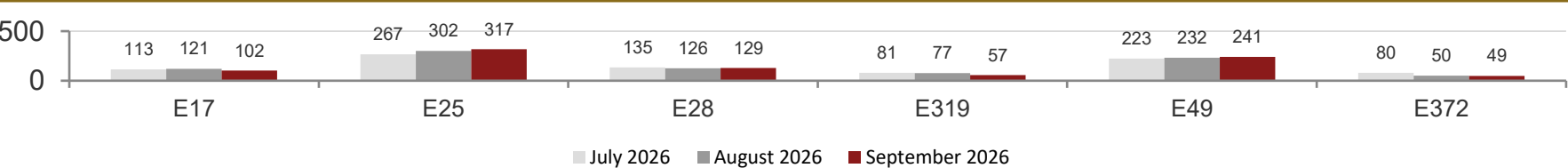
All categories by unit · September 2026 · CAD rolled types (FIRES / FSM / MEDICAL / PSA / MISC)



CALL TYPE BY ENGINE COMPANY — SEPTEMBER 2026

Unit	Fire	Smoke Check	Medical Aid	Public Assist	Misc	TOTAL	Committed Hrs
E17	11	3	79	7	2	102	52.3
E25	35	4	257	21	0	317	95.5
E28	16	3	101	9	0	129	61.3
E319	9	1	43	3	1	57	33.1
E49	29	3	185	22	2	241	70.3
E372	2	2	42	3	0	49	33.5
TOTAL	102	16	707	65	5	895	346

ENGINE COMPANY JULY · AUGUST · SEPTEMBER 2026 — TOTAL CALLS



E25 (+15) third straight increase — 267 → 302 → 317 · E49 (+9) fourth straight increase · E319 (–20) eased to 57 calls incl. its E19 days · Engine volume 908 → 895

ENGINE UHU — DISPATCH TIME + NON-DISPATCH TASK TIME



True CAD committed time PLUS a 3 hr/day on-task proxy for committed work dispatch records never capture · 30-day month = 720 unit-hrs

21%

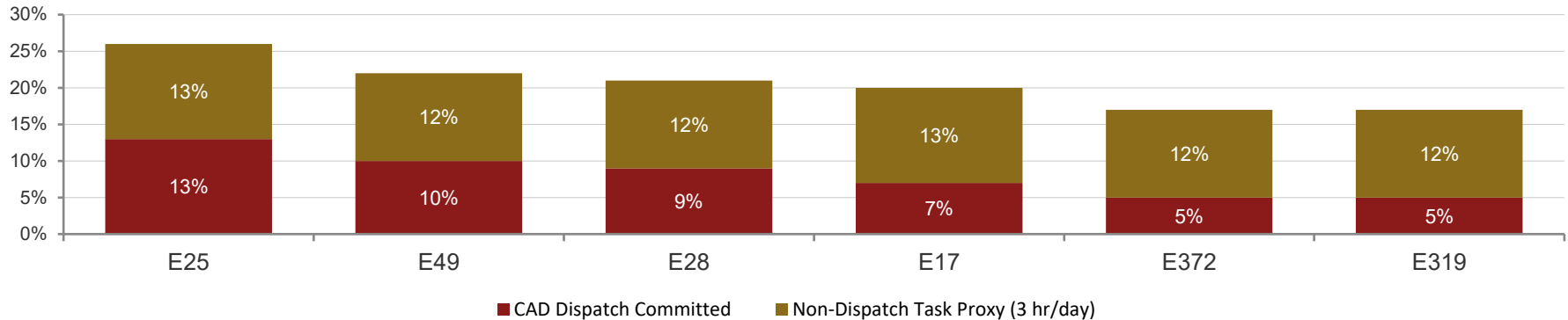
ENGINE SYSTEM UHU

346 committed + 540 proxy hrs ÷
4,320

THE 3-HOUR DAILY ON-TASK PROXY

Engine companies are committed daily to work that never generates a dispatch record: public events and community engagement, fire prevention and inspections, training and drills, hydrant and equipment checks, and station duties. A 3 hr/day proxy (90 hrs this month) counts this as ASSIGNED time the company is on task and not truly available, even though CAD shows no incident.

ENGINE UHU BY COMPANY (%) — CAD DISPATCH COMMITTED + NON-DISPATCH TASK PROXY



TOTAL ENGINE UHU: E25 26% · E49 22% · E28 21% · E17 20% · E372 17% · E319 17% — every company carries a steady ~13% base of assigned non-dispatch work before the first call of the day

Method: true CAD committed time (DSP→available) + 3 hr/day × 30 days on-task proxy, ÷ 720 unit-hrs · Fitch & Associates: 24-hr shift agencies target the lower UHU band

Engine 17 — SEPTEMBER 2026

102 total calls · Medical Aid 79 (77%) · Fire+FSM: 14 · 52 committed hrs



SEPTEMBER 2026 SUMMARY

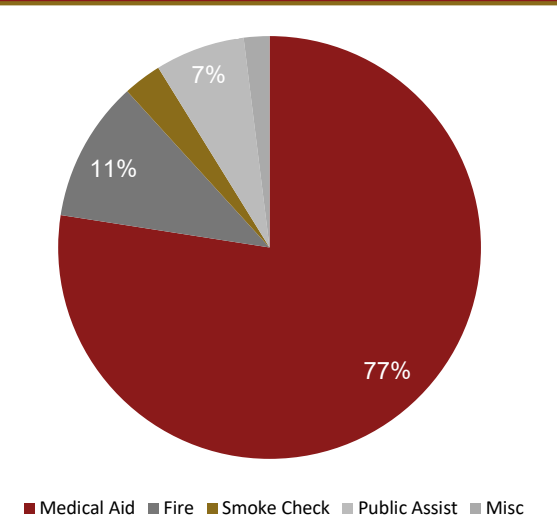


MONTH-OVER-MONTH — JUL · AUG · SEP

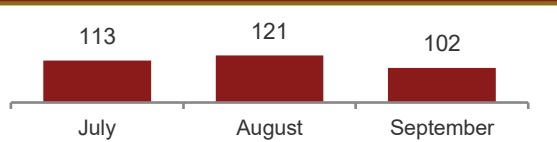
	JUL	AUG	SEP	CHANGE
Total Calls	113	121	102	▼ 19
Medical Aid	90	92	79	▼ 13
Fire Calls	8	19	14	▼ 5

Engine 17: eased -19 after two rising months (113 → 121 → 102).
Fire activity cooled to 14 from August's 19.

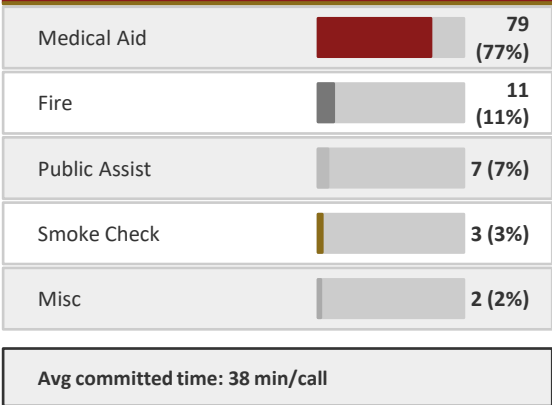
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN



Engine 25 — SEPTEMBER 2026

317 total calls · Medical Aid 257 (81%) · Fire+FSM: 39 · 96 committed hrs



SEPTEMBER 2026 SUMMARY

317

Total Calls

257

Medical Aid
81%

39

Fire + FSM
35 fire · 4 smoke

21

Public Assist/Misc

UHU 0.26

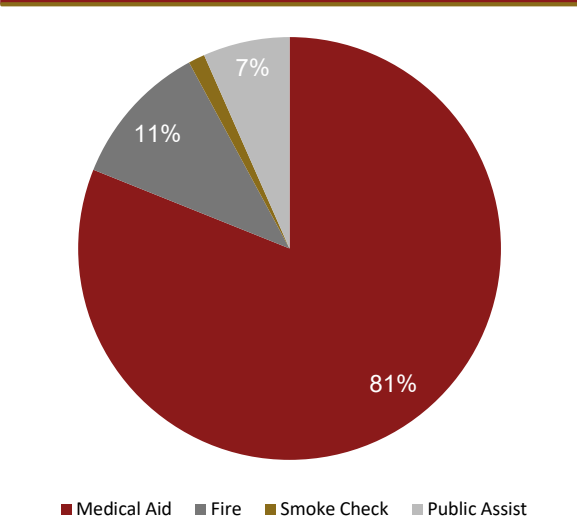
· 186 hrs (96 committed + 90 collateral) ÷ 720

MONTH-OVER-MONTH — JUL · AUG · SEP

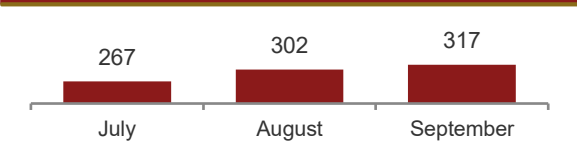
	JUL	AUG	SEP	CHANGE
Total Calls	267	302	317	▲ 15
Medical Aid	211	249	257	▲ 8
Fire Calls	35	38	39	▲ 1

Engine 25: *THIRD* straight increase (267 → 302 → 317) — another season high and the district's busiest engine. 39 fire-type calls.

CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN

Medical Aid

257
(81%)

Fire

35
(11%)

Public Assist

21
(7%)

Smoke Check

4 (1%)

Avg committed time: 28 min/call

Engine 28 — SEPTEMBER 2026

129 total calls · Medical Aid 101 (78%) · Fire+FSM: 19 · 61 committed hrs



SEPTEMBER 2026 SUMMARY

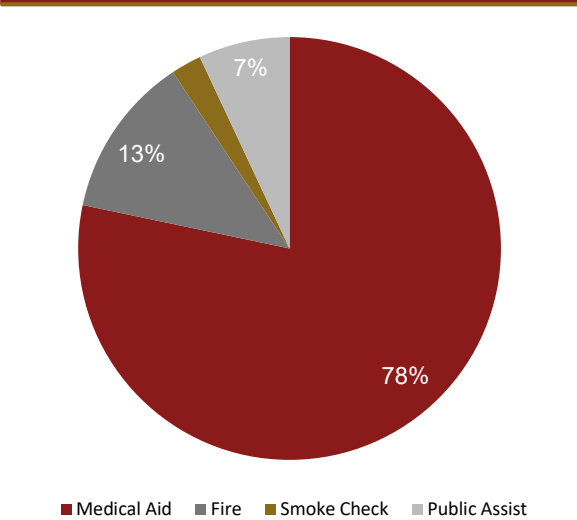


MONTH-OVER-MONTH — JUL · AUG · SEP

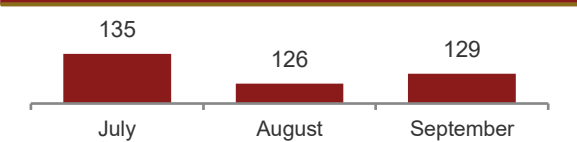
	JUL	AUG	SEP	CHANGE
Total Calls	135	126	129	▲ 3
Medical Aid	91	98	101	▲ 3
Fire Calls	22	18	19	▲ 1

Engine 28: steady at 129 (126 Aug). Medical Aid 101 — highest share month of the summer at 78%.

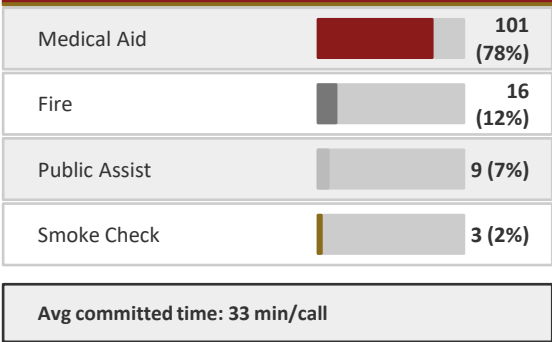
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN

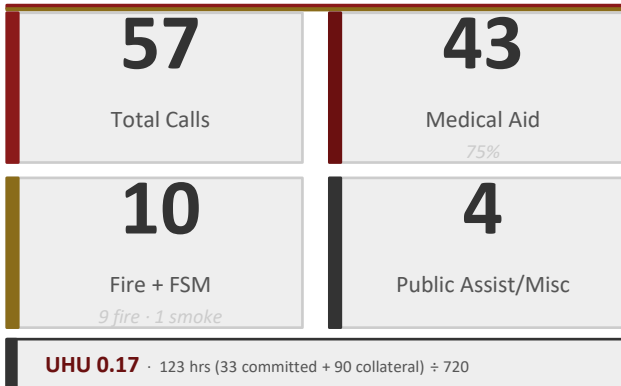


Engine 319 — SEPTEMBER 2026

57 total calls · Medical Aid 43 (75%) · Fire+FSM: 10 · 33 committed hrs



SEPTEMBER 2026 SUMMARY

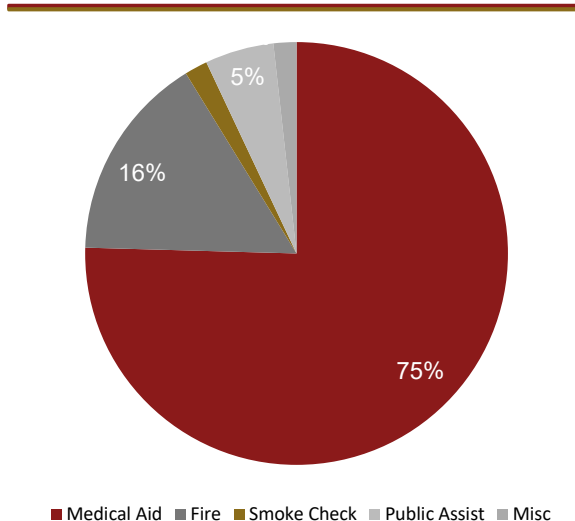


MONTH-OVER-MONTH — JUL · AUG · SEP

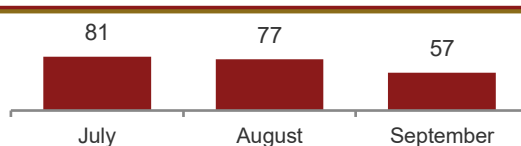
	JUL	AUG	SEP	CHANGE
Total Calls	81	77	57	▼ 20
Medical Aid	59	48	43	▼ 5
Fire Calls	14	21	10	▼ 11

Engine 319: 57 calls including 21 run under the E19 designator Sep 1–11. Still –20 vs Aug; fire calls eased to 10 after August's 21.

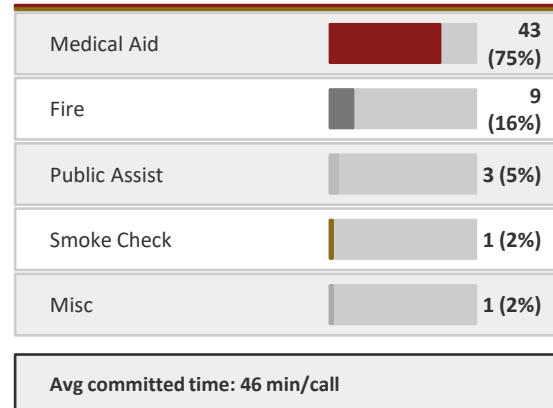
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN



Engine 319: 57 calls (Aug 77, -20) · 33 committed hrs · avg 46 min/call · Fire+FSM 10

Engine 49 — SEPTEMBER 2026

241 total calls · Medical Aid 185 (77%) · Fire+FSM: 32 · 70 committed hrs



SEPTEMBER 2026 SUMMARY

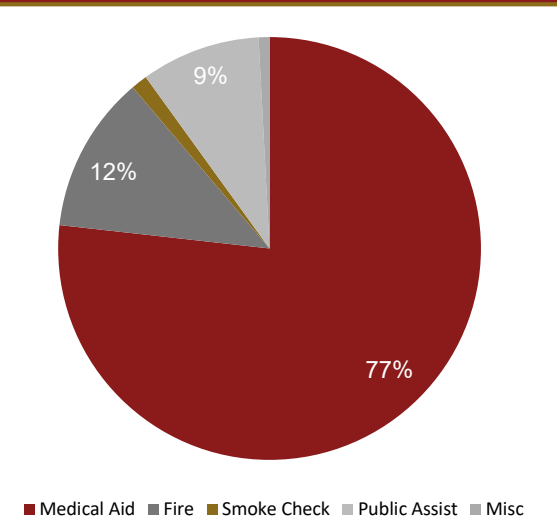
241	185
Total Calls	Medical Aid
	77%
32	24
Fire + FSM	Public Assist/Misc
29 fire · 3 smoke	
UHU 0.22 · 160 hrs (70 committed + 90 collateral) ÷ 720	

MONTH-OVER-MONTH — JUL · AUG · SEP

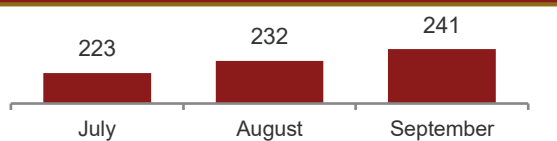
	JUL	AUG	SEP	CHANGE
Total Calls	223	232	241	▲ 9
Medical Aid	161	172	185	▲ 13
Fire Calls	33	37	32	▼ 5

Engine 49: FOURTH straight increase (214 → 223 → 232 → 241). 32 fire-type calls and district-leading 22 public assists.

CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN

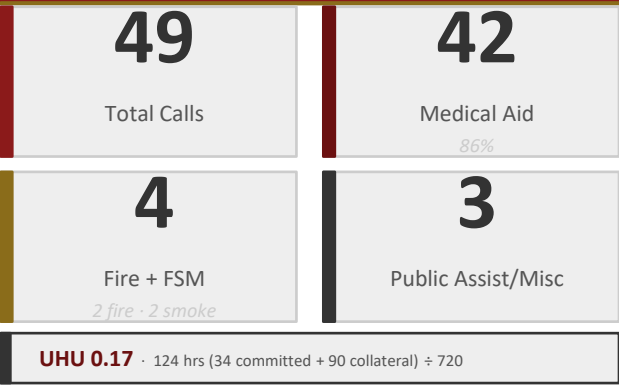
Medical Aid	185 (77%)
Fire	29 (12%)
Public Assist	22 (9%)
Smoke Check	3 (1%)
Misc	2 (1%)
Avg committed time: 25 min/call	

Engine 372 — SEPTEMBER 2026

49 total calls · Medical Aid 42 (86%) · Fire+FSM: 4 · 34 committed hrs



SEPTEMBER 2026 SUMMARY

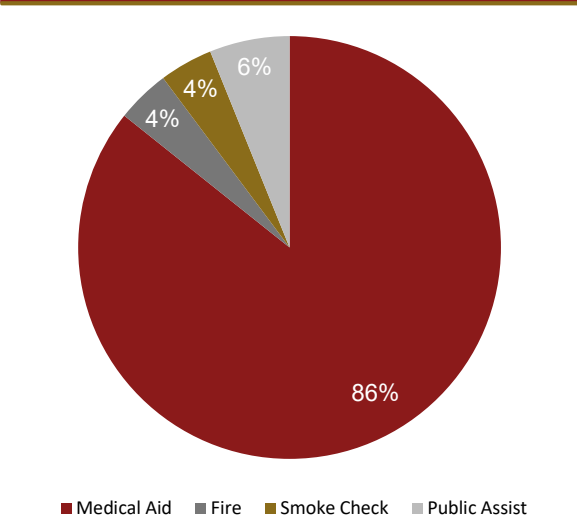


MONTH-OVER-MONTH — JUL · AUG · SEP

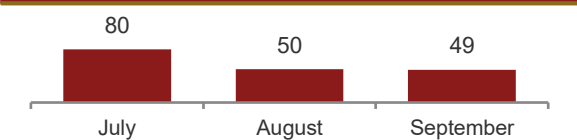
	JUL	AUG	SEP	CHANGE
Total Calls	80	50	49	▼ 1
Medical Aid	63	30	42	▲ 12
Fire Calls	8	13	4	▼ 9

Engine 372: steady at 49 (50 Aug) — holding the post-July baseline.
Longest engine avg commitment: 44 min/call.

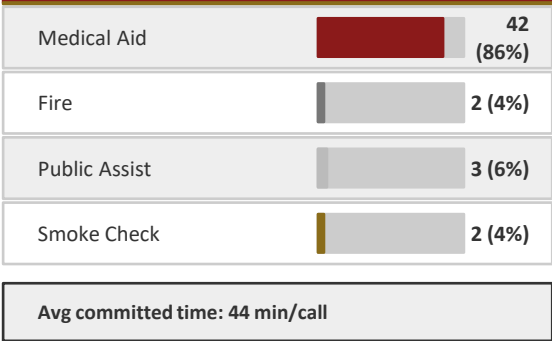
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



CALL TYPE BREAKDOWN



MEDIC UNITS — SEPTEMBER 2026 OVERVIEW

1,419 total medic calls · 6 units · Source: CAD Total Committed Time by Resource & Type



1,419

Total Medic Calls

All 6 units — season high

1,032

Medical Aid

73% of medic calls

352

Move-Up Assignments

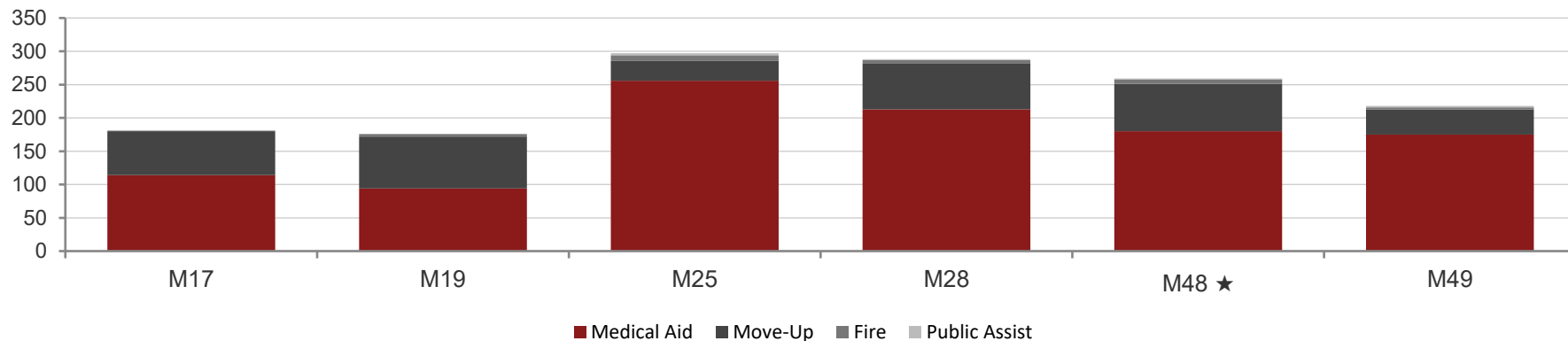
25% — first rise in 5 months

820

Committed Hrs

True CAD time

CALL TYPE BY MEDIC UNIT — SEPTEMBER 2026



MOVE-UP BURDEN AS % OF UNIT WORKLOAD

M17 36%

M19 44%

M25 10%

M28 24%

M48 ★ 27%

M49 17%

Move-ups ROSE 301 → 352 (+51) — M19 (+16), M28 (+29) and M17 (+9) drove it · Medic system UHU 0.25 (820 committed + 264 M/C-proxy hrs ÷ 4,320)

UNIT HOUR UTILIZATION — SEPTEMBER 2026 DASHBOARD



All 12 units on a 720 unit-hour basis (24-hr shifts, 30 days) · TRUE committed time for every unit · Fitch & Associates framework

0.21

ENGINE SYSTEM UHU

346 committed + 540 proxy hrs

0.23

DISTRICT SYSTEM UHU

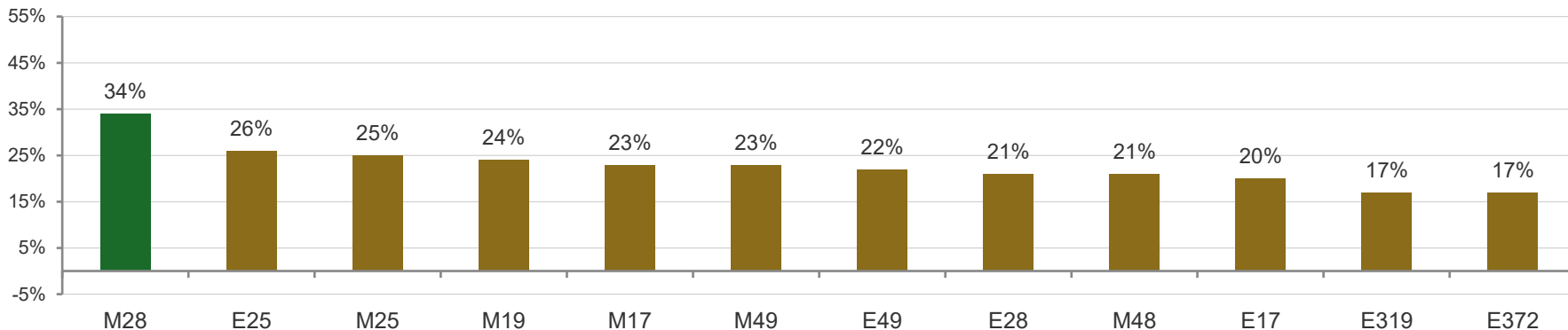
1,970 hrs ÷ 8,640 unit-hrs (12 units)

0.25

MEDIC SYSTEM UHU

820 committed + 264 M/C-proxy hrs

UHU BY UNIT (%) — GREEN = INSIDE FITCH 30–50% TARGET · GOLD = LOWER BAND (APPROPRIATE FOR 24-HR SHIFTS)



FITCH & ASSOCIATES BENCHMARK: 911-only EMS agencies typically target UHU between 0.30–0.50; agencies whose providers work 24-hour shifts deliberately target LOWER utilization for fatigue and crew safety. M28 (34%) sits inside the target band — the fleet's heaviest true workload — while every other unit operates in the appropriate lower band for 24-hour shifts.

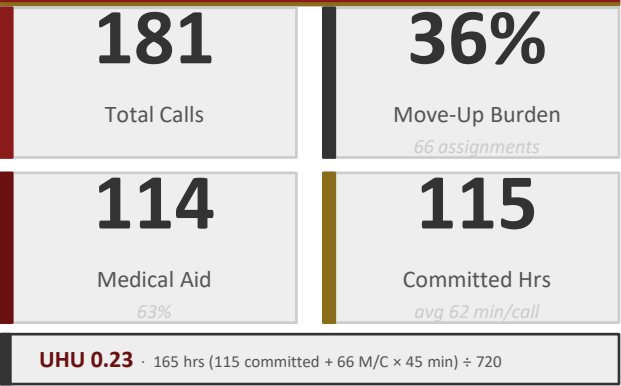
Method (uniform): TRUE CAD committed time (DSP→available) · medics + 45-min move-up posting proxy · engines + 3 hr/day collateral assigned time · all ÷ 720

MEDIC 17 — SEPTEMBER 2026

181 total calls · 66 move-up assignments (36% of workload) · Medical Aid 114 (63%)



SEPTEMBER 2026 SUMMARY



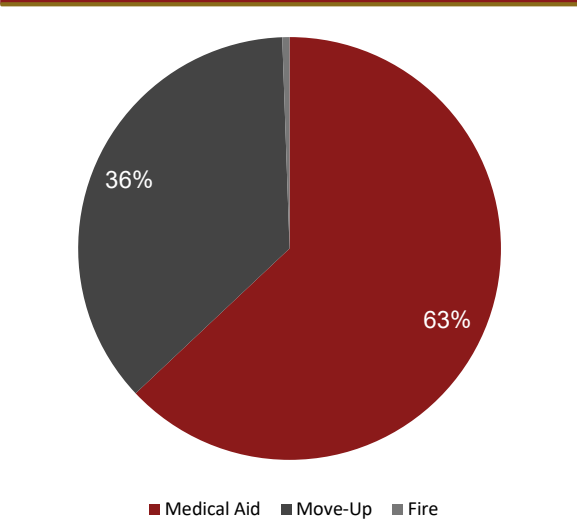
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	180	179	181	▲ 2
Move-Ups	70	57	66	▲ 9
M/C Burden	39%	32%	36%	▲ 4pp

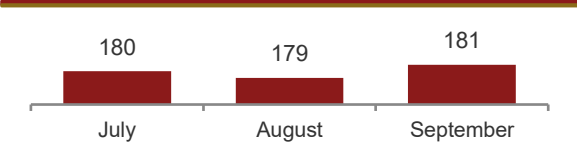
Zone 21 pull intensified — 44 of 66

M17 move-ups rose 57 → 66 (32% → 36%). Zone 21 is 67% of its coverage burden — the Camino gap persists.

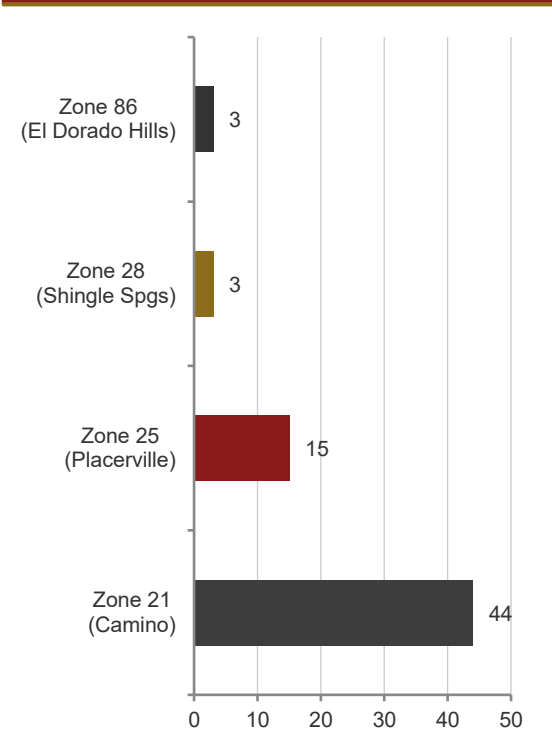
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M17 (66 total)



M17: 181 Sep calls (Aug 179, +2) · 36% move-up burden · 66 assignments across 4 zones

MEDIC 19 — SEPTEMBER 2026

176 total calls · 78 move-up assignments (44% of workload) · Medical Aid 94 (53%)



SEPTEMBER 2026 SUMMARY

176

Total Calls

44%

Move-Up Burden

78 assignments

94

Medical Aid

53%

114

Committed Hrs

avg 73 min/call

UHU 0.24 · 173 hrs (114 committed + 78 M/C × 45 min) ÷ 720

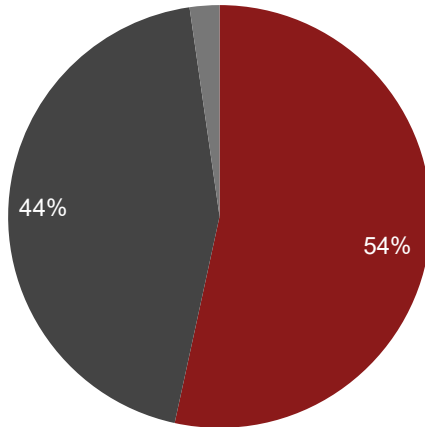
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	188	160	176	▲ 16
Move-Ups	86	62	78	▲ 16
M/C Burden	46%	39%	44%	▲ 5pp

August relief reversed — 62 → 78

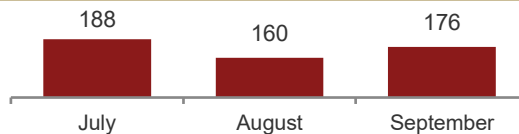
M19 back to 44% burden, highest in system. Zone 21 (37) + Zone 49 (22) dual pull returned. Longest avg post: 73 min.

CALL DISTRIBUTION

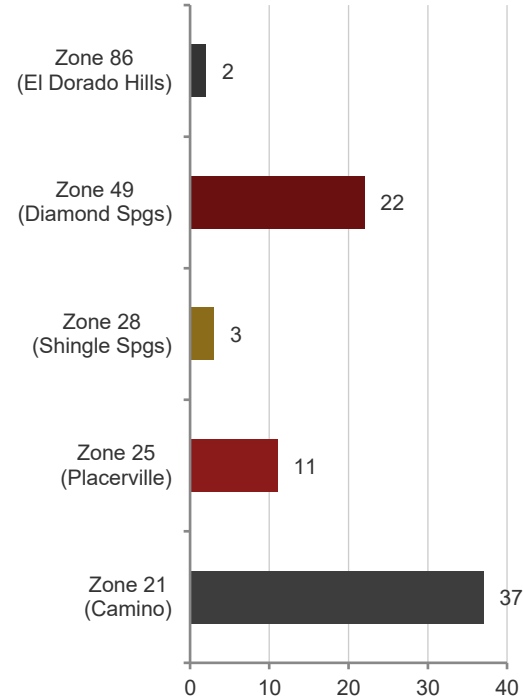


■ Medical Aid ■ Move-Up ■ Fire

JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M19 (78 total)



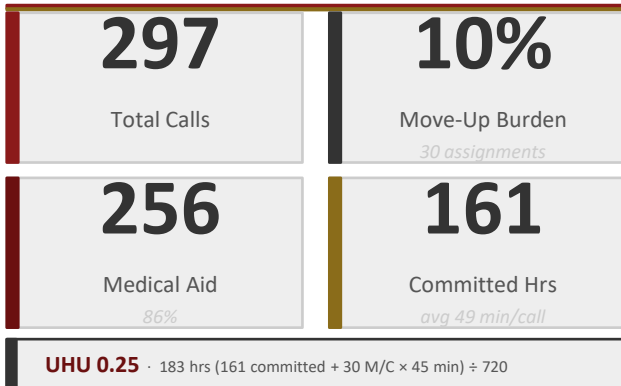
M19: 176 Sep calls (Aug 160, +16) · 44% move-up burden · 78 assignments across 5 zones

MEDIC 25 — SEPTEMBER 2026

297 total calls · 30 move-up assignments (10% of workload) · Medical Aid 256 (86%)



SEPTEMBER 2026 SUMMARY



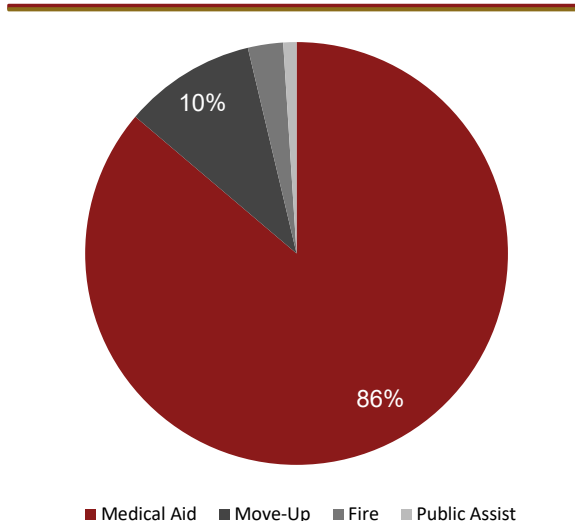
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	268	287	297	▲ 10
Move-Ups	27	29	30	▲ 1
M/C Burden	10%	10%	10%	even

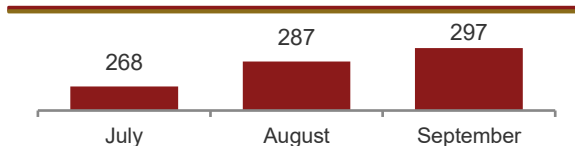
10% burden — four months running

M25 holds the system's best coverage efficiency again. Busiest medic: 297 calls, 256 medical aids — both season highs.

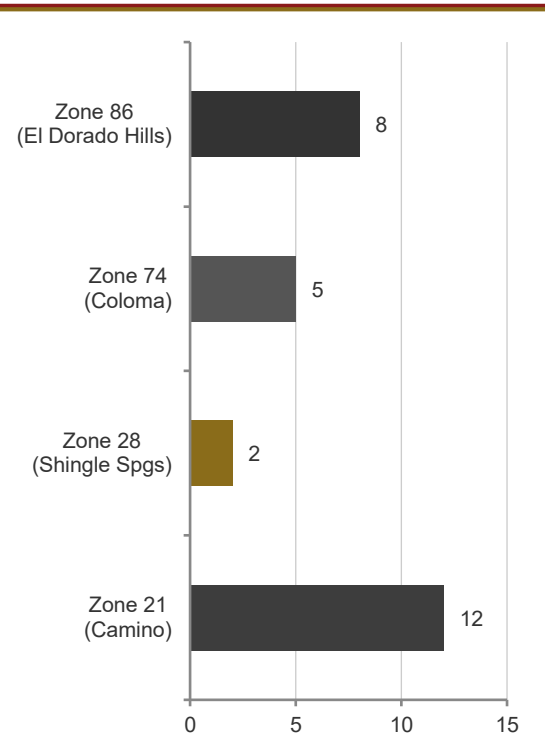
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M25 (30 total)



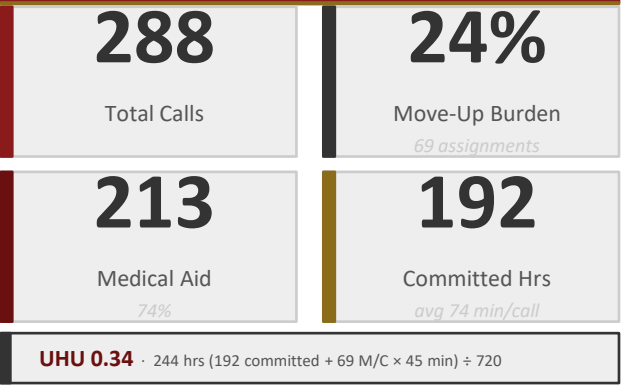
M25: 297 Sep calls (Aug 287, +10) · 10% move-up burden · 30 assignments across 4 zones

MEDIC 28 — SEPTEMBER 2026

288 total calls · 69 move-up assignments (24% of workload) · Medical Aid 213 (74%)



SEPTEMBER 2026 SUMMARY



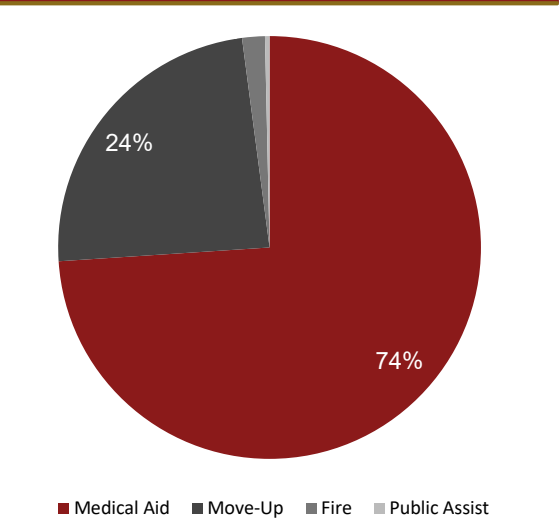
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	273	266	288	▲ 22
Move-Ups	51	40	69	▲ 29
M/C Burden	19%	15%	24%	▲ 9pp

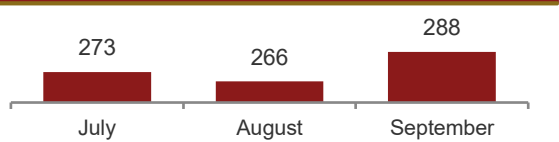
Biggest M/C jump — 40 → 69 (+29)

M28 drove the system-wide move-up rise. Zone 86 (33) + Zone 74 (22) pulls surged. Heaviest committed load: 192 hrs, UHU 0.34.

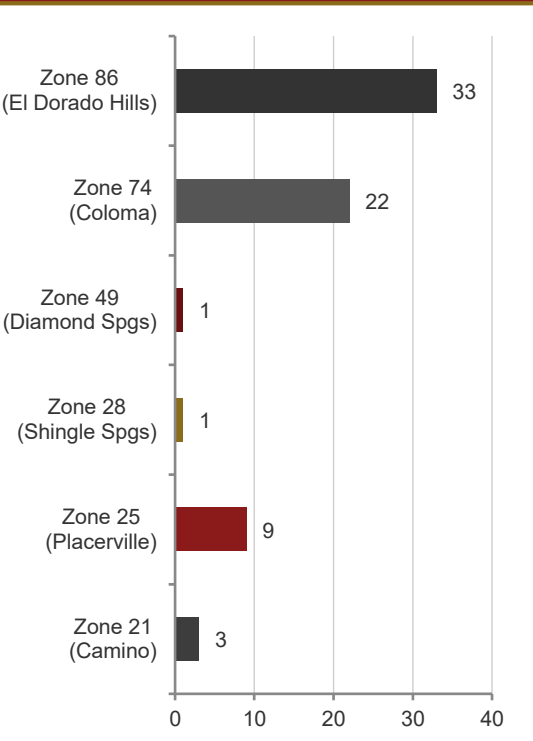
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M28 (69 total)



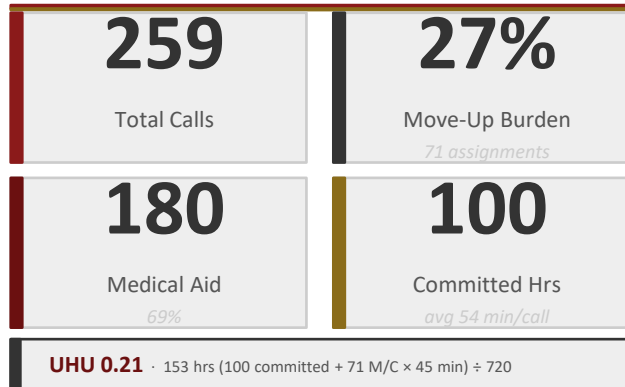
M28: 288 Sep calls (Aug 266, +22) · 24% move-up burden · 69 assignments across 6 zones

★ MEDIC 48 — SEPTEMBER 2026

259 total calls · 71 move-up assignments (27% of workload) · Medical Aid 180 (69%)



SEPTEMBER 2026 SUMMARY



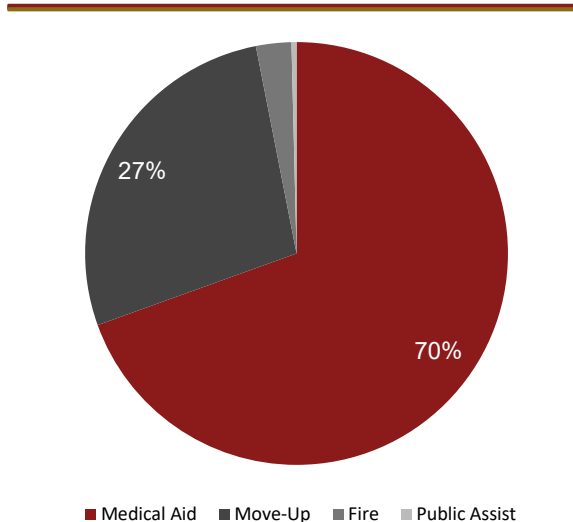
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	257	256	259	▲ 3
Move-Ups	74	68	71	▲ 3
M/C Burden	29%	27%	27%	even

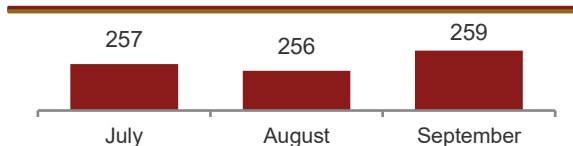
Metronome — 256-257-256-259

Fourth straight month within 3 calls. Zone 86 move-ups hit 44 of 71 — EDH demand concentration still rising.

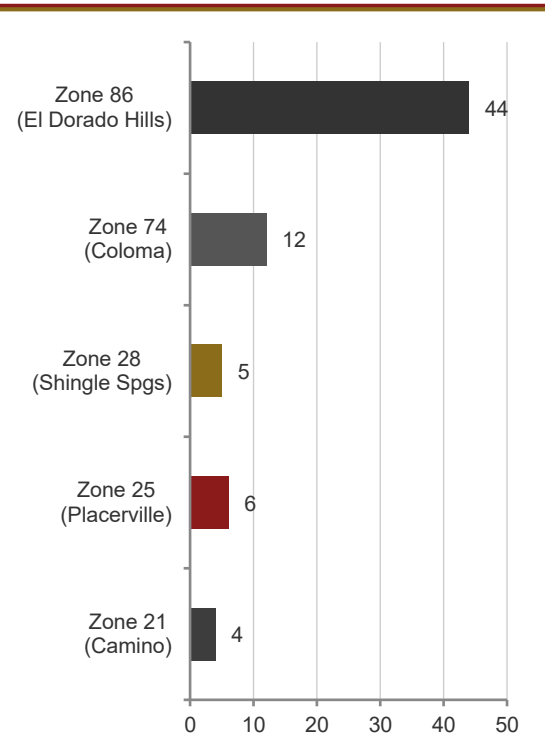
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M48 (71 total)



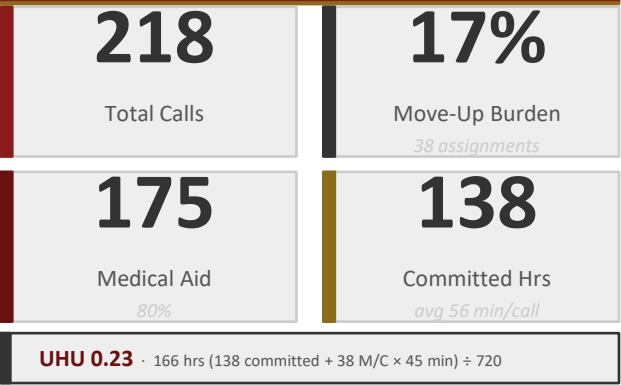
M48: 259 Sep calls (Aug 256, +3) · 27% move-up burden · 71 assignments across 5 zones

MEDIC 49 — SEPTEMBER 2026

218 total calls · 38 move-up assignments (17% of workload) · Medical Aid 175 (80%)



SEPTEMBER 2026 SUMMARY



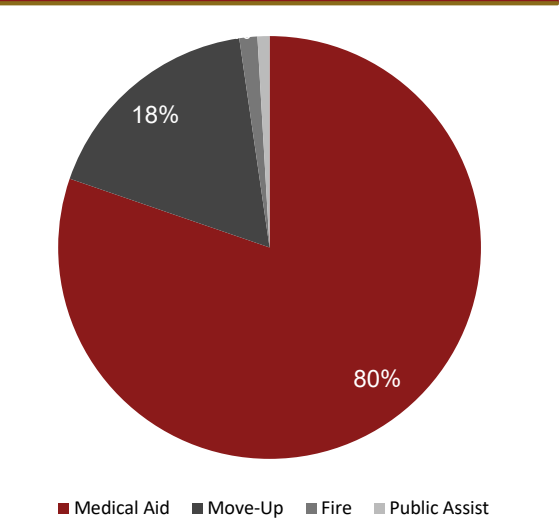
MONTH-OVER-MONTH — JUL · AUG · SEP

	JUL	AUG	SEP	CHANGE
Total Calls	212	228	218	▼ 10
Move-Ups	44	45	38	▼ 7
M/C Burden	21%	20%	17%	▼ 3pp

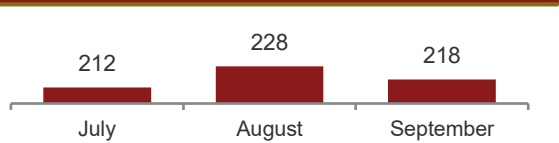
System's biggest improver — 45 → 38

M49 fell to 17% burden, second-best in system. Zone 86 (23 of 38) remains its dominant pull — EDH demand reaching Station 49.

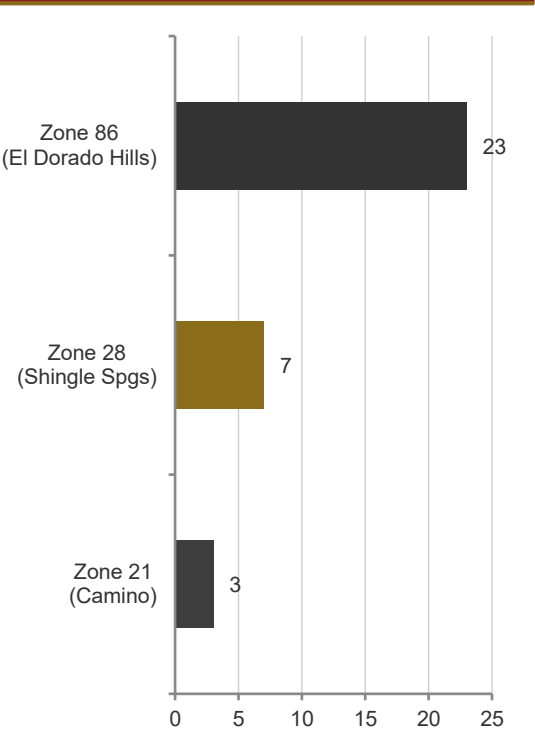
CALL DISTRIBUTION



JUL · AUG · SEP — TOTAL CALLS



MOVE-UP ZONES — M49 (38 total)



M49: 218 Sep calls (Aug 228, -10) · 17% move-up burden · 38 assignments across 3 zones



SEPTEMBER 2026 RUN REVIEW — COMPLETE

895

Engine Calls

September 2026

1,419

Medic Calls

September 2026

2,314

Total Calls

September 2026

352

Move-Ups (▲51)

September 2026

Engines 17 • 25 • 28 • 319 • 49 • 372 • Medics 17 • 19 • 25 • 28 • ★48 • 49