

***Alpine Springs County Water District
Capital Facilities and
Fire Mitigation Fee Expenditure Plan
Annual Update***



FY 2023/2024

***November 2023
Placer County***

Relationship between Growth and Capital Facilities Plan

Alpine Springs County Water District continues to experience growth in fire inventory, as well as population. This trend is expected to continue for years to come. This development has contributed to an increase in calls for service and increased fire potential.

The recent trend of expanding small mountain cabins to expansive resort homes is creating larger homes with larger population potential. Many of these homes are vacation rentals, which carry increased risks with transient guests unfamiliar with the unusual fire and safety risks of forested and heavy snow areas. As the demand for fire and Emergency Medical Services capability increases through infill construction and “teardown” remodels, the ability to transport personnel and apparatus will degrade proportionally. The major arterial routes are periodically congested and the projected increase in residents and visitors will only worsen the problem. The only plausible mitigation strategy is to maintain, upgrade or relocate staffed fire stations where response is timely, and to maintain enough redundancy in apparatus and equipment to act autonomously until assistance can arrive.

The continued growth will impact the District’s ability to maintain the same level of service. The impact of this growth affects three aspects of the organization: (1) Personnel required (2) Fire Stations (3) Apparatus. Capital Mitigation fees may be used for specific items as clearly stated in AB 1600. Personnel cannot be funded with these fees. Development of fire stations and purchase of apparatus are allowed.

Personnel

Personnel cannot be funded with these fees.

Fire Stations

The Facilities Plan indicates the proposed expenditures for all existing facilities and those projected. Mitigation fees can only be used for Facility improvements directly related to growth. Funds shall not be used for replacement.

Applicable California State Codes and National Fire Protection Association Standards

Fire District Station Facilities

The District builds and maintains stations and facilities in accordance with the current California State Building Code, Electrical Code, Plumbing Code and Mechanical Code and Fire Code. Station and Facility construction must all meet requirements of the National Fire Protection Association (NFPA) for construction and maintenance. The following standards are examples of NFPA standards that apply to new facility project within the North Tahoe Fire Protection District.

- Standard 101 – Life Safety Code
- Ch 1.1.2 – The code addresses the construction, protection and occupancy features necessary to minimize danger to life from the effect of fire, including smoke, heat and toxic gasses created during a fire. Ch1.1.3 – The Code established minimum criteria for the design and egress facilities so as to allow prompt escape of occupants from buildings or, where, desirable, into safe areas within buildings.
- Standard 1500 – Fire Department Occupational Safety and Health Program
- Ch 9.1.1 Facility Safety – All Fire Department facilities shall comply with all legally applicable health, safety, building, and fire code requirement.
- A.9.1.1 where health, safety, building, and fire codes are not legally applicable to fire department facilities; steps should be taken to ensure that equivalent standards are applied and enforced. In absence of local requirements, the provisions of NFPA 1; Fire Code NFPA 70; NFPA 101, Life Safety Code; NFPA 5000, Building Construction and Safety Code should be applied.
- In addition, the workplace safety standards specified in 92CFR 1910, Occupation Safety and Health Standards, or an equivalent standard should be applied. Applicable requirements of the Americans with Disabilities Act (ADA) should be met.

Fire Department Apparatus

The North Tahoe Fire Protection District provides fire protection/suppression services to Alpine Springs County Water District and it operates several types of fire apparatus. Structural fire fighting engines are built in accordance with NFPA 1901; water tenders are built in accordance with NFPA 1903 Standard for mobile water supply fire apparatus; wildland fire apparatus are built in accordance with NFPA 1906; the District's aerial fire apparatus will be built in accordance with NFPA 1904.

NFPA Standard 1500 – Fire Department Occupational Safety and Health Program; Ch6 Fire Apparatus, Equipment, and Driver/Operators section 6.1.1 states fire departments shall consider safety and health as primary concerns in the specification, design, construction, acquisition, operation, maintenance, and inspection and repair of all fire department apparatus. The District will continue to meet this standard.

Fire Department Staffing

While staffing and personnel cannot be funded with Mitigation fees; the NFPA standard related to staffing is noted as staffing is an integral portion of fire attack and mitigation.

NFPA Standard 1710 – Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments; Ch 4.3 Staffing and deployment states staffing in the fire department shall identify minimum staffing requirements to ensure that a sufficient number of members are available to operate safely and effectively. It is the District’s intention to meet this standard.

The following table from Ch 4.3.2 indicates minimum staffing and response times required by NFPA:

Demand Zone	Demographics	Minimum Staff to Respond	Response Time (minutes)	Meets Objective
Urban Area	> 1,000 people / sq mi	15	9	90%
Suburban area	500 - 1000 people / sq mi	10	10	80%
Rural area	< 500 people / sq mi	6	14	80%
Remote area	Travel distance > 8 mi	4	Directly dependent on travel distance	90%

Accessory Dwelling Units

In accordance with the California Health and Safety Code, Section 65852.2 (3) (A), mitigation fees will be applied to Accessory Dwelling Units (ADUs) as follows:

ADUs less than 750 sq. ft. will not be assessed mitigation fees.

ADUs that are 750 sq. ft. to 1,200 sq. ft., will be assessed mitigation fees at the full per sq. ft. rate.

Physical Facilities & Equipment – Expenditure Plan

As development occurs within the boundaries of Alpine Springs County Water District, new or expanded fire facilities will be required to meet the service demands of future development. Existing fire protection facilities include the Alpine Meadows fire station, a Type II fire engine and various types of special equipment. Total estimated cost of the Water District’s fire station building, land, vehicle and equipment, based on current replacement costs, equals approximately \$1.9 million.

Description	Estimated Cost
Station	\$1,594,084
Vehicle	\$ 184,266
Equipment	<u>\$ 157,125</u>
Total	\$1,935,475

The North Tahoe Fire Protection District in conjunction with the Water District analyzed the fire facilities needed to serve development within the Water District through 2035. Based on that analysis, the Alpine Meadows station can adequately serve future growth anticipated within the Water District through 2035. However additional vehicles and equipment will be needed to serve the additional development expected within the Water District.

Based on current and future development, the Alpine Meadows station will need a new Type I fire engine and equipment to outfit the engine. The current Type II fire engine has a full complement of equipment required by NFPA 1901. The District endeavors to comply with NFPA 1901 by ensuring all apparatus, including a new Type I fire engine carries equipment required by NFPA 1901.

Description	Estimated Cost
Vehicle	\$ 563,035
Equipment	<u>\$ 10,237</u>
Total	\$ 573,272

Ongoing Inflation Adjustment

Mitigation fees are adjusted annually to accommodate the impact of development (growth) on fire protection services within the District. The District adjusts mitigation fees based on the percent change in construction costs as defined in the Construction Cost Index (CCI) published by the *Engineering News-Record*. The need for the District to adjust mitigation fees annually was approved by the Placer County Board of Supervisors and recommended in the Fire Facilities Impact Fee Study.

Proposed 2022 Mitigation Fee Rate Adjustment Based on the 5-year Impact Fee Study

Fixed-rate pricing structures are unable to keep pace with increasing costs of facilities, vehicles, and general fire protection infrastructure requirements. Thus consistent with the spirit of the enabling legislation, the District has adjusted its mitigation fee schedule for 2024. The District's last mitigation fee structure increase occurred in 2023 and was based on the Construction Cost Index (CCI) published by the *Engineering News-Record*. This year's Plan reflects the Fire-Year Impact Fee Study update and for this reason, the CCI was not applied but instead applied the rates indicated in the updated fee study. To mitigate the impact of the fee increase. The new fee will apply to all construction types: residential, commercial, office, and industrial.

The chart below outlines the existing and proposed rate structure for the mitigation fee schedule.

Fee Schedule

<u>CONSTRUCTION TYPE</u>	<u>2023 EXISTING</u>	<u>2024 PROPOSED</u>
Residential per Sq. Ft.	\$1.58	\$3.22
<u>Nonresidential</u>		
Commercial per Sq. Ft.	\$1.99	\$3.22
Office per Sq. Ft.	\$2.53	\$3.22
Industrial Sq. Ft.	\$1.78	\$3.22

Mitigation Fee Fund Balances

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Mitigation Fund Beginning Balance	\$159,824	\$168,883	\$177,942	\$187,001	\$196,060
Revenue Category					
Projected annual mitigation fees revenue	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Projected account interest	\$59	\$59	\$59	\$59	\$59
Actual annual mitigation fees revenue	-	-	-	-	-
Actual account interest	-	-	-	-	-
Total Revenues	\$168,883	\$177,942	\$187,001	\$196,060	\$205,119
Expenditure Category					
Projected Type I Fire Engine and equipment	\$0	\$0	\$0	\$0	\$0
Projected Mitigation Plan Update	\$0	\$0	\$0	\$6,000	\$0
Actual Type I Fire Engine and equipment	-	-	-	-	-
Actual Mitigation Plan Update	-	-	-	-	-
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Mitigation Fund Ending Balance	\$168,883	\$177,942	\$187,001	\$196,060	\$205,119

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Mitigation Fund Beginning Balance	\$68,371	\$75,192	\$92,895	\$133,651	\$154,565
Revenue Category					
Projected annual mitigation fees revenue	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Projected account interest	\$59	\$59	\$59	\$59	\$59
Actual annual mitigation fees revenue	\$5,951	\$17,344	\$41,034	\$18,973	-
Actual account interest	\$1,190	\$359	-\$158	\$1,941	-
Total Revenues	\$75,512	\$92,895	\$133,770	\$154,565	\$163,624
Expenditure Category					
Projected Type I Fire Engine and equipment	\$0	\$0	\$0	\$0	\$0
Projected Mitigation Plan Update	\$0	\$0	\$0	\$0	\$3,800
Actual Type I Fire Engine and equipment	\$0	-	-	-	-
Actual Mitigation Plan Update	\$320	-	\$120	-	-
Total Expenditures	\$320	\$0	\$120	\$0	\$3,800
Mitigation Fund Ending Balance	\$75,192	\$92,895	\$133,651	\$154,565	\$159,824

	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19
Mitigation Fund Beginning Balance	\$21,262	\$18,348	\$28,523	\$34,224	\$44,273	\$50,270	\$62,875
Revenue Category							
Projected annual mitigation fees revenue	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Projected account interest	\$59	\$59	\$59	\$59	\$59	\$59	\$59
Actual annual mitigation fees revenue	\$71	\$10,156	\$5,518	\$9,755	\$5,687	\$12,091	\$4,674
Actual account interest	\$146	\$167	\$183	\$294	\$410	\$742	\$1,220
Total Revenues	\$21,479	\$28,671	\$34,224	\$44,273	\$50,370	\$63,103	\$68,769
Expenditure Category							
Projected Type I Fire Engine and equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projected Mitigation Plan Update	\$3,131	\$148	\$0	\$0	\$100	\$228	\$150
Actual Type I Fire Engine and equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual Mitigation Plan Update	\$3,131	\$148	\$0	\$0	\$100	\$228	\$398
Total Expenditures	\$3,131	\$148	\$0	\$0	\$100	\$228	\$398
Mitigation Fund Ending Balance	\$18,348	\$28,523	\$34,224	\$44,273	\$50,270	\$62,875	\$68,371

Alpine Springs Water District FY 2022-2023 Mitigation Fees Collected

Date	Applicant Name	Project Address	APN #	Permit #	Const.Type	Rate	SQ FT	Fee	Date Paid
7/21/2021	Dawes	1990 John Scott Tr	095-232-025	BLD21-02473	Addition	\$1.38	788	\$1,807.44	6/29/2023
10/6/2021	Capiaux	1541 Cortina Ct	095-460-003	BLD19-06223	Addition	\$1.36	1405	\$1,910.80	7/29/2022
8/2/2022	Glockner	135 Alpine Meadows Rd Unit 31	095-550-007	BLD22-02972	New Const	\$1.50	1150	\$1,725.00	8/18/2022
8/2/2022	Moore	1540 Deer Park Dr	095-201-010	BLD22-04932	Addition	\$1.50	1032	\$1,548.00	10/4/2022
8/17/2022	Morken	1368 Mineral Springs Trail	095-370-024-000	BLD22-02035	New Const	\$1.50	3187	\$4,398.06	8/22/2022
9/13/2022	Glockner	135 Alpine Meadows Rd Unit 31	095-550-007	BLd22-04325	New Const	\$1.50	3517	\$5,275.50	10/13/2022
5/9/2023	Moore	1415 Juniper Mountain Rd	095-460-019	BLD22-08094	Addition	\$1.50	1539	\$2,308.50	5/11/2023

Total \$18,973.30

Alpine Springs County Water District Use Statement

AB1600 states that a District must have a statement of use to which mitigation fees are to be assigned. For the fiscal year 2023/2024, the fire mitigation fees collected within the Alpine Springs County Water District will be utilized towards the following programs:

- **New Fire Engine, Type I, fully equipped:** The Water District currently has a Type 2 engine. The District has determined the need for a Type I engine. This was based on the need for increased pump size and ability to carry more equipment due to increased service demands.
- **Equipment:** The Fire District has recognized the need to add additional equipment to our fire engine. Many of our engines have a full complement of equipment required by NFPA 1901, however some do not. The District endeavors to comply with NFPA 1901 by added new equipment to our fire engine.

NOTICE TO PLACER COUNTY BUILDERS WITHIN THE ALPINE SPRINGS COUNTY WATER DISTRICT

The ASCWD has contracted with the North Tahoe Fire Protection District (NTFPD) for fire prevention services including plan reviews. The North Tahoe Fire Protection District implemented a development Mitigation Fee plan in FY 2014/2015. This year’s plan reflects rate adjustments based on the 5-Year Impact Fee Study.

The fee schedule for 2024 will be effective 60 days after the Plan is approved by the Placer County Board of Supervisors. The revenue generated by these fees is designed specifically for capital improvements. The Plan will be taken for board approval to the Alpine Springs County Water District Board of Directors at the regular meeting on December 8, 2023.

The North Tahoe Fire Protection District will need a set of your plans and a copy of your building permit application to establish your specific fee. The fees will be collected by the North Tahoe Fire Protection District prior to the issuance of your building permit but will be paid to Alpine Springs County Water District.

Alpine Springs County Water District
270 Alpine Meadows Road
Alpine Meadows, CA 96146
(530) 583-2342 FAX (530) 583-0228

North Tahoe Fire Protection District
P.O. Box 5879 / 222 Fairway Dr.
Tahoe City, CA 96145
(530) 583-6911 FAX (530) 583-6909

FEE SCHEDULE for 2024

Fee per square foot	
Residential	\$3.22
Nonresidential	
<i>Commercial</i>	\$3.22
<i>Office</i>	\$3.22
<i>Industrial</i>	\$3.22