



**MEMORANDUM  
COUNTY EXECUTIVE OFFICE  
LAND USE DIVISION  
County of Placer**

**TO:** Honorable Board of Supervisors **DATE:** April 1, 2025  
**FROM:** Daniel Chatigny, County Executive Officer  
**BY:** Gina Olivares, Management Analyst II  
**SUBJECT:** FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Fire Mitigation Fee Expenditure Plan, Annual Update, and Inflationary Adjustment

**ACTION REQUESTED**

1. Conduct a Public Hearing to:
  - a. Adopt a Resolution approving the FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Fire Mitigation Fee Expenditure Plan, Annual Update, and make an annual adjustment of 1.09 percent to the fee.
  - b. Determine the proposed action is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15273 and, alternatively, is not a project pursuant to CEQA Guidelines Section 15378.

**BACKGROUND**

The North Tahoe Fire Protection District (NTFPD) is one of the many special districts that provides fire protection services in Placer County. It was formed in 1993, following the consolidation of Tahoe City Fire Protection District and North Tahoe Fire Protection District (serving Kings Beach at the time of the merger) and currently serves an area of 32 square miles on the north and west shores of Lake Tahoe. Services include wildland fire fighting, structural firefighting, back country/technical rescue, swift water rescue, hazardous materials mitigation, and emergency medical services.

Steady growth in the Tahoe Basin has increased both the population and number of structures requiring service in NTFPD's area of responsibility. These factors, along with the growing prevalence of vacation rentals, have resulted in an increase in response calls for both fire and emergency medical services. This continued growth will affect NTFPD's ability to maintain the desired level of service. Under the provisions of AB1600, fire stations and fire apparatus are eligible costs for consideration in the development of mitigation fees. As NTFPD uses a systems approach to deliver services, it is appropriate that mitigation fees collected from one particular project or geographic area be used to support apparatus or facilities in another.

Government Code 66000 et seq (GC 66000) allows local agencies, including fire protection districts, to collect mitigation fees from new development to offset the project's impact on the local agency's existing provision of services. However, the ability to levy fees is an authority that remains with a County's Board of Supervisors. Therefore, to allow fire protection districts in Placer County to collect development fees, a legal requirement for new development projects to pay the fees was established by your Board on August 28, 1990, and codified as Section 15.36.010 of the County Code. As a condition for collecting mitigation fees, GC 66000 requires

a fire protection district to prepare a Capital Facilities Plan subject to the Board of Supervisors approval. Plan updates are required annually. Additionally, GC 66000 requires an impact fee study (Fee Study) to be conducted periodically to identify the fee's purpose, use, reasonableness, and inflationary factors.

NTFPD's last Fee Study was updated in 2023 and was prepared by Goodwin Consulting Group.

The NTFPD Board of Directors adopted the Capital Facilities and Fire Mitigation Fee Expenditure Plan, Annual Update, and Inflationary Adjustment at its January 14, 2025, Board meeting (NTFPD Resolution 06-2025). This update proposes to increase the NTFPD Fire Fee to \$3.29 per sq. ft. for all construction types including residential and non-residential. Per the Fee Study, the fee may be adjusted in future years to reflect revised facility costs or receipt of funding from alternative sources. The Fee Study also notes the following regarding future annual increases to the fee:

*In January of each calendar year, or another date, as designated by the NTFPD, the cost estimates and the NTFPD Fire Fees will also be adjusted by the average increase in the Construction Cost Index ("CCI") as reported in the Engineering News Record magazine for the 12-month period ending September of the previous year. For example, the adjustment for January 2025 will be determined by calculating the increase from September 2023 to September 2024 in the CCI. The resulting increase will be the adjustment factor that will be applied to the NTFPD Fire Fees in January 2025. The increased fees may be adopted through a resolution or ordinance.*

The Fee Schedule below delineates existing and proposed mitigation fees as depicted in the FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Mitigation Fee Expenditure Plan Annual Update.

<u>FEE SCHEDULE</u>		
<u>CONSTRUCTION TYPE</u>	<u>2024 EXISTING</u>	<u>2025 PROPOSED</u>
Residential per Sq. Ft.	\$3.25	\$3.29
<u>Non-Residential</u>		
Commercial per Sq. Ft.	\$3.25	\$3.29
Office per Sq. Ft.	\$3.25	\$3.29
Industrial Sq. Ft.	\$3.25	\$3.29

Honorable Board of Supervisors

April 1, 2025

FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Fire Mitigation Fee  
Expenditure Plan, Annual Update, and Inflationary Adjustment

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### **ENVIRONMENTAL IMPACT**

The proposed action is exempt from CEQA pursuant to the CEQA Guidelines Section 15273 because it is for purposes of obtaining funds for capital projects necessary to maintain service and is not a project pursuant to CEQA Guidelines Section 15378 because it is an administrative activity that does not result in any direct or indirect physical changes in the environment.

### **FISCAL IMPACT**

Adjusting the fee to current conditions will allow revenues to keep pace with the cost to construct improvements necessary to serve new development. If approved, the new fee will become effective 60 days post adoption. There is no additional impact to the General Fund.

### **ATTACHMENTS**

Attachment A – Resolution

Exhibit 1 – NTFPD Resolution 06-2025 and FY 2024-25 North Tahoe Fire Protection  
District Capital Facilities and Fire Mitigation Fee Expenditure Plan Annual  
Update

On File with the Clerk of the Board: Nexus Study 2023 North Tahoe Fire Protection District Fire  
Facilities Impact Fee

## Before the Board of Supervisors County of Placer, State of California

**In the matter of:**

A Resolution approving the FY 2024-25 North  
Tahoe Fire Protection District Capital Facilities  
and Fire Mitigation Fee Expenditure Plan, Annual  
Update, and make an annual adjustment of 1.09  
percent to the fee.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer  
at a Regular Meeting held April 1, 2025, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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**WHEREAS**, the North Tahoe Fire Protection District (NTFPD) prepared its Fire Facilities Impact Fee Study dated November 7, 2023 (NTFPD Fee Study Update) in accordance with the requirements of California Government Code 66000 et seq, and the NTFPD Board of Directors approved the NTFPD Fee Study Update on December 5, 2023 by approval of NTFPD Resolution 17-2023; and

**WHEREAS**, NTFPD prepared a FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Mitigation Fee Expenditure Plan Annual Update dated October 2024 (NTFPD Plan Update) in accordance with the requirements of California Government Code 66000 et seq, and the NTFPD Board of Directors approved the NTFPD Plan Update on January 14, 2025 by approval of NTFPD Resolution 06-2025; and

**WHEREAS**, the NTFPD Fee Study Update and NTFPD Plan Update each include an increase in NTFPD fire facilities impact fees to Three Dollars and Twenty Nine Cents (\$3.29) per square foot for Residential, Commercial, Office, and Industrial uses, based on the Construction Cost Index (CCI) published by the *Engineering News-Record*. The CCI change for the period September 2023 through September 2024 was 1.09 percent.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors, County of Placer, State of California, that the Board of Supervisors approves NTFPD Fee Study Update and NTFPD Plan Update and approves the increased NTFPD fire facilities impact fees identified therein.

**BE IT FURTHER RESOLVED** that the increased NTFPD fire facilities impact fees shall take effect 60 days post adoption.

**ATTACHMENT:**

Exhibit 1 – NTFPD Resolution 06-2025 and FY 2024-25 North Tahoe Fire Protection District Capital Facilities and Fire Mitigation Fee Expenditure Plan Annual Update



**RESOLUTION NO. 06-2025  
OF THE NORTH TAHOE FIRE PROTECTION DISTRICT**

**A RESOLUTION ADOPTING THE CAPITAL FACILITIES AND MITIGATION FEE  
EXPENDITURE PLAN FOR THE FISCAL YEAR 2024/2025**

**WHEREAS**, at the regular meeting held at 3:30 p.m. on January 14, 2025 at 222 Fairway Drive, Tahoe City, California, the Board of Directors of the North Tahoe Fire Protection District of Placer County reviewed the Capital Facilities and Mitigation Expenditure Plan Annual Update for the Fiscal Year 2024/2025 regarding historical data about staffing and inventory to develop estimations of adequate staffing levels and capital inventory. This information has been used to develop a fair and equitable mitigation fund equation for utilization of these funds; and

**WHEREAS**, the Board of Directors and staff carefully reviewed and approved the update of the Capital Facilities and Mitigation Fee Expenditure Plan for the Fiscal Year 2024/2025; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors adopts and requests that staff distribute the Capital Facilities and Mitigation Fee Expenditure Plan Annual Update for the Fiscal Year 2024/2025 to the Placer County Board of Supervisors for their review.

**PASSED AND ADOPTED** at a regular meeting of the Board of Directors of the North Tahoe Fire Protection District, Tahoe City, California held on January 14, 2025, by the following roll call vote:

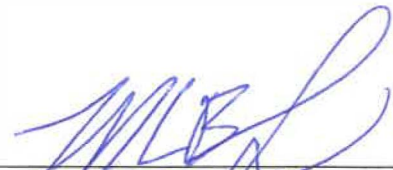
AYES: Directors Baffone, Doyle and Kromydas

NOES:

ABSENT:

ABSTAIN: Directors Fielding and Ragan

**ATTEST:**

  
\_\_\_\_\_  
Mike Baffone, President of the Board  
North Tahoe Fire Protection District

  
\_\_\_\_\_  
Dee Malone, Deputy Clerk of the Board

***North Tahoe Fire Protection District  
Capital Facilities and  
Mitigation Fee Expenditure Plan  
Annual Update***



***FY 2024/2025***

***October 2024  
Placer County***

## ***Relationship between Growth and Capital – Facilities Plan***

North Tahoe Fire Protection 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 critically 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 is allowed. North Tahoe Fire Protection District uses a systems approach to deliver services across the District. Each Station supports one another and apparatus are truly a system wide resource and all apparatus are available to all portions of the District. Thus it is appropriate that mitigation fees collected from one particular project or geographic area be used to support apparatus or facilities in another.

### **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 Fire 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 Nation 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 operates several types of fire apparatus. Structural firefighting 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 that 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.

# ***North Tahoe Fire Protection District Physical Facilities – Expenditure Plan***

North Tahoe Fire Protection District personnel and equipment are quartered in five separate facilities. The stations are geographically distributed to provide coverage of the entire District. With the exception the new Public Safety Center Station 51, District stations are exceeding their designed capability; the apparatus rooms are filled to capacity; and no space is available for additional activities, equipment, or personnel, which will be required by growth. The facilities are as follows:

## ***Station 51 – 222 Fairway Dr., Tahoe City***

Station 51 is the headquarters station of the District, construction was completed in 2012. This building achieve a LEED “Gold” certification. The station is 20,027 sq. ft., single story with a full sub-floor or basement level; wood frame construction with steel columns and support beams on a concrete foundation. Chief Officers, Fire Marshal, Forest Fuels and administrative staff have offices on the first floor of the building along with 5 double deep, pull through apparatus bays (approximately 7,000 sq. ft.). Staff quarters and an emergency operations center are located on the lower floor. This station was constructed to meet the administrative needs of the District for the next 50 years but has already reached capacity in many ways.

### ***Future Funding Needs and allocations for Station 51:***

5 year - Minor Capital Improvements	51,185
15 year - Minor Capital Improvements	102,370
	<hr/>
	153,555

## ***Station 52 — 288 North Shore Blvd., Kings Beach***

Station 52 is located in Kings Beach, at the North end of the District. This station serves a large and dense population, much of which is an aging wood frame structure that have been converted to rental units. Additionally, several large low-income housing units have recently been added. Much of Kings Beach and Brockway is residential with narrow streets which can be barely passable with winter snows.

Built in 1956, Station 52 is a two-story concrete block and wood structure. The building houses active engine companies, as well as some administrative offices. The station has three single bays and one double drive-through bay. The single bays have 10' high doors, thus limiting the height of assigned apparatus. The drive-through bay has 12' doors and 14' side-to-side clearance.

The parcel of land that this station is located on has several restrictions that limit the District’s ability to expand or retrofit this station. However, in light of recent commercial development within the vicinity of this station, a significant remodel/upgrade must be considered. New development within the vicinity of this station has resulted in larger more

dense occupancies requiring larger apparatus and more staffing. The cost for this remodel/upgrade would be significant. Station 52 does not meet current State of California essential service building requirements. The costs of retrofitting the building to meet current standards would be significant.

***Future Funding Needs and allocations for Station 52:***

5 year - Minor Capital Improvements	153,555
10 year - Upgrade/expansion/replacement	5,022,784
15 year - Minor Capital Improvements	153,555
	<hr/> 5,329,894

***Station 53 — 5425 West Lake Blvd., Homewood***

Station 53 serves the southernmost portions of the District. The area this station serves is much more remote than other areas of the District. From Station 53, the District provides contract EMS and automatic aide for fire response to areas of El Dorado County. Station 53 was built in 1962, constructed of concrete brick and wood construction.

Station 53 is a three single bay station with 12' high doors. The apparatus assigned to Station 53 barely fits in the apparatus bays; 31' apparatus is packed into 34' bays. Due to the area served; this station houses the water tender, one of the largest pieces of apparatus the District operates.

Station 53's quarters were built for 1 person resident staffing and are unsuitable for more than one person. Staffing increases due to growth have created a necessity to increase the size of quarters by adding a second bedroom and bathroom and remodel/expansion of the existing kitchen and living room.

Homewood Mountain Resort is currently in the process of expanding/upgrading their facilities.

Their project would include additional commercial and residential buildings. This development will impact the District ability to provide service with current staffing levels. Serious consideration will have to be given to an upgrade/expansion of Station 53 to enable the District to provide adequate service by staffing this station with additional personnel. The cost for this upgrade/expansion would be significant.

Station 53 does not meet current State of California essential service building requirements. The costs of retrofitting the building to meet current standards would be significant.

***Future Funding Needs and allocations for Station 53:***

5 year - Minor Capital Improvements	76,778
7 year - Upgrade/expansion/replacement	3,667,405
15 year - Minor Capital Improvements	153,555
	<hr/> 3,897,738

### ***Station 54— 159 Observation Drive, Tahoe City***

Station 54 is located in the Dollar Hill area of the District. The station serves both as a working mechanics shop of the District and storage for response apparatus. Station 54 is on a residential lot in a residential neighborhood. The Station built in 1962 with wood frame construction and residential station design. This station is marginally adequate for its present use; however incompatible with residential zoning. A long term plan should move the mechanics shop into larger more industrial facility. This fire station would need significant additions to house full time staffing.

Station 54 does not meet current State of California essential service building requirements. The costs of retrofitting the building to meet current standards would be significant.

#### ***Future Funding Needs and allocations for Station 54:***

5 year - Minor Capital Improvements	76,778
Upgrade of Mechanic Shop	307,110
15 year - Upgrade/expansion/replacement	<u>3,582,950</u>
	3,966,838

### ***Station 55 — 240 Carnelian Bay Rd., Carnelian Bay***

Station 55 is located in the community of Carnelian Bay, about midway between the North boundary of the District and the main station, station 51. This station was built in 1962 as a residential fire station. The building is two-story and of poured concrete and block construction.

Both quarters and apparatus bays are adequate for the apparatus assigned, although some modifications of door height must be considered. The station is presently being utilized for apparatus and equipment storage. Additionally, it is used during the summer months as a staffed station by CalFire.

Station 55 does not meet the current State of California essential service building requirements. The costs of retrofitting the building to meet current standards would be significant.

#### ***Future Funding Needs and allocations for Station 55:***

5 year - Minor Capital Improvements	76,778
15 year - Minor Capital Improvements	<u>153,555</u>
	230,333

***Future Fire Station Property — 2155 West Lake Blvd., Pine/and (Kilner Park)***

This undeveloped property is strategically located along the West shore of the Fire District between 2 existing fire Stations (Sta. 51 and 53). Many years ago, the Fire District was granted the right to develop a fire station on the South East corner of this property. Tahoe City PUD currently maintains the property as a park. A staffed fire station at this location would significantly reduce critical response times to local communities. Budget constraints and fiscal priorities have prevented the development of this site.

***Future Regional Training Center — 10356 Truckee Airport Rd, Truckee, CA 96161***

5 (Five) Regional Fire Districts are participating in a central fire and rescue training facility at the Truckee Tahoe Airport.

***Future Funding Needs and Allocation for Regional Training Center:***

Future Capital Improvements	\$358,295
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## ***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 Mitigation Fee Study.

## ***Proposed 2025 Mitigation Fee Rate Adjustment Based on the Construction Cost Index Change***

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 2025. The District's last mitigation fee structure increase occurred in 2024 and was based on the Five-Year Impact Fee Study. The proposed 2025 increase is based on the Construction Cost Index (CCI) published by the *Engineering News-Record*. The CCI change for the period September 2023 through September 2024 was 1.09%. The 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.

<b><u>FEE SCHEDULE</u></b>		
<b><u>CONSTRUCTION TYPE</u></b>	<b><u>2024 EXISTING</u></b>	<b><u>2025 PROPOSED</u></b>
<b>Residential per Sq. Ft.</b>	<b>\$3.25</b>	<b>\$3.29</b>
<b><u>Non-Residential</u></b>		
<b>Commercial per Sq. Ft.</b>	<b>\$3.25</b>	<b>\$3.29</b>
<b>Office per Sq. Ft.</b>	<b>\$3.25</b>	<b>\$3.29</b>
<b>Industrial Sq. Ft.</b>	<b>\$3.25</b>	<b>\$3.29</b>

## Mitigation Fee Fund Balances

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
	-				
<b>Mitigation Fund Beginning Balance</b>	\$27,395	\$38,715	\$50,035	\$61,355	\$72,675
<b>Revenue Category</b>					
Projected annual mitigation fees revenue	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Projected account interest at 1.1% APR	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
Actual annual mitigation fees revenue	-	-	-	-	-
Actual account interest (Unaudited)	-	-	-	-	-
<b>Total Revenues</b>	<u>\$148,715</u>	\$160,035	\$171,355	\$182,675	\$193,995
<b>Expenditure Category</b>					
Projected New Fire Station 51	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Projected Equipment					
Projected Mitigation Plan Update				\$19,800	
Actual New Fire Station 51 (Unaudited)	-	-	-	-	-
Actual Equipment	-	-	-	-	-
Actual Mitigation Plan Update	-	-	-	-	-
<b>Total Expenditures</b>	-	-	-	-	-
<b>Mitigation Fund Ending Balance</b>	\$38,715	\$50,035	\$61,355	\$72,675	\$83,995

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
	-				
<b>Mitigation Fund Beginning Balance</b>	\$20,548	\$31,868	\$43,188	\$54,508	\$65,828
<b>Revenue Category</b>					
Projected annual mitigation fees revenue	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Projected account interest at 1.1% APR	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
Actual annual mitigation fees revenue	-	-	-	-	-
Actual account interest (Unaudited)	-	-	-	-	-
<b>Total Revenues</b>	<u>\$141,868</u>	\$153,188	\$164,508	\$175,828	\$187,148
	-				
<b>Expenditure Category</b>					
Projected New Fire Station 51	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Projected Equipment					
Projected Mitigation Plan Update				\$19,800	
Actual New Fire Station 51 (Unaudited)	-	-	-	-	-
Actual Equipment	-	-	-	-	-
Actual Mitigation Plan Update	-	-	-	-	-
<b>Total Expenditures</b>	-	-	-	-	-
<b>Mitigation Fund Ending Balance</b>	\$31,868	\$43,188	\$54,508	\$65,828	\$77,148

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
	-				
<b>Mitigation Fund Beginning Balance</b>	\$36,528	\$14,241	\$11,760	\$10,964	\$16,075
<b>Revenue Category</b>					
Projected annual mitigation fees revenue	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Projected account interest at 1.1% APR	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
Actual annual mitigation fees revenue	\$76,156	\$97,202	\$73,975	\$ 128,444	\$144,867
Actual account interest (Unaudited)	\$1,556	\$317	\$229	\$1,666	\$3,607
<b>Total Revenues</b>	<u>\$114,241</u>	\$111,760	\$85,964	\$141,075	\$164,548
<b>Expenditure Category</b>					
Projected New Fire Station 51	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Projected Equipment					
Projected Mitigation Plan Update				\$16,500	
Actual New Fire Station 51 (Unaudited)	\$100,000	\$100,000	\$75,000	\$125,000	\$125,000
Actual Equipment	-	-	-	-	
Actual Mitigation Plan Update	-	-	-	-	\$19,000
<b>Total Expenditures</b>	\$100,000	\$100,000	\$75,000	\$125,000	\$144,000
<b>Mitigation Fund Ending Balance</b>	\$14,241	\$11,760	\$10,964	\$16,075	\$20,548

	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19
<b>Mitigation Fund Beginning Balance</b>	\$53,694	\$19,156	\$9,592	\$16,654	\$17,050	\$14,908	\$26,615
<b>Revenue Category</b>							
Projected annual mitigation fees revenue	\$110,000	\$110,000	\$110,000	\$ 110,000	\$110,000	\$100,000	\$110,000
Projected account interest at 1.1% APR	\$1,210	\$1,210	\$1,210	\$1,210	\$1,210	\$1,210	\$1,210
Actual annual mitigation fees revenue	\$63,141	\$73,783	\$106,236	\$ 124,461	\$76,874	\$120,262	\$132,589
Actual account interest	\$1,501	\$803	\$826	\$935	\$984	\$1,445	\$2,325
<b>Total Revenues</b>	\$118,336	\$93,742	\$116,654	\$142,050	\$94,908	\$136,615.08	\$161,528
<b>Expenditure Category</b>							
Projected New Fire Station 51	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Projected Equipment							
Projected Mitigation Plan Update						\$15,000	
Actual New Fire Station 51	\$85,000	\$80,000	\$100,000	\$125,000	\$80,000	\$110,000	\$110,000
Actual Equipment		\$4,150					
Actual Mitigation Plan Update	\$14,180						\$15,000
<b>Total Expenditures</b>	\$99,180	\$84,150	\$100,000	\$125,000	\$80,000	\$110,000	\$125,000
<b>Mitigation Fund Ending Balance</b>	\$19,156	\$9,592	\$16,654	\$17,050	\$14,908	\$26,615	\$36,528

# North Tahoe Fire Protection District

## FY 2023/2024 Mitigation Fees Collected (Paid)

Date	Applicant Last Name	Project Address	APN #	Placer Permit Type	Placer Permit #	Construction Type	Rate	SQ FT	Fee	Date Pd.
7/3/2023	Gallery	291 Wildwood Ave	092-010-052	TRP	22-90041	NEW CONST	\$1.48	1353	\$2,002.44	7/3/2023
7/10/2023	Kiper	56 Moana Cr	098-191-012	TRP	22-90132	DEMO/REBUI LD	\$1.48	6215	\$9,198.20	7/10/2023
5/4/2023	Angermann	4510 Wildcherry Ln	091-200-018	TRP	21-90095	ADD / REMODEL	\$1.29	565	\$728.85	7/18/2023
7/3/2023	Fanucchi	1500 N Lake Blvd	094-160-020	BLD	23-02617	DEMO/REBUI LD	\$1.48	2736	\$4,049.28	7/19/2023
9/13/2022	Heffelfinger	300/310 Meadow Rd	097-193-004/097-200-014	TRP	22-90139	DEMO/REBUI LD	\$1.40	3957	\$5,539.80	7/25/2023
8/24/2020	Tahoe Cedars	101 Old Cedars Pl Unit 2	098-360-002	TRP	20-90057	NEW CONST	\$1.26	5197	\$6,548.22	7/25/2023
7/18/2023	Albert	121 Marlette Dr	093-230-022	TRP	19-90256	ADD / REMODEL	\$1.26	68	\$85.68	8/1/2023
8/1/2023	Denney	613 Tripoli Rd	116-040-014	TRP	23-90038	ADD / REMODEL	\$1.48	620	\$917.60	8/3/2023
5/11/2023	Colmenero	373 Secline St	117-200-037	TRP	22-90146	DEMO/REBUI LD	\$1.40	2852	\$3,992.80	8/4/2023
7/26/2023	Horovitz	2055 Porter Way	083-380-024	BLD/TRP	22-01094/21-90083	NEW CONST & ADD	\$1.40	724	\$1,013.60	8/7/2023
8/10/2023	Duarte	6459 Wildwood Rd	112-070-028	TRP	21-90169	NEW CONST	\$1.29	2888	\$3,725.52	8/14/2023
5/31/2023	Ofarrell	7422 N Lake Blvd	117-130-036	TRP	23-90030	ADD / REMODEL	\$1.40	447	\$625.80	8/15/2023
8/23/2023	Jesberg	115 Tahoma Ave	093-112-003	TRP	23-90037	ADD / REMODEL	\$1.48	776	\$1,148.48	8/28/2023
8/31/2022	VUKASIN	980 W Lake Blvd	083-180-003	BLD	21-05905	ADD / REMODEL	\$1.40	204	\$285.60	9/1/2023

4/5/2023	Agrawal	9910 Lake St	090-324-003	BLD	22-08165	ADD / REMODEL	\$1.40	4392	\$6,148.80	9/5/2023
8/30/2023	Frey	1584 Pine Ave	083-061-062	TRP	23-90070	ADD / REMODEL	\$1.48	276	\$404.48	9/5/2023
8/21/2023	Klein	396 Center St	115-040-082	TRP	21-90189	NEW CONST	\$1.40	1850	\$2,590.00	9/12/2023
9/26/2023	Haburjak	650 Shamrock Rd	092-170-022	TRP	23-90067	ADD / REMODEL	\$1.48	118	\$174.64	9/27/2023
9/15/2023	Gendron	5101 B Lake Blvd	116-120-018	TRP	22-90095	ADD / REMODEL	\$1.40	45	\$63.00	9/27/2023
1/30/2023	Plunkett	409 Lewis Ave	098-167-017	TRP	21-90133	NEW CONST	\$1.29	3394	\$4,378.26	9/29/2023
2/4/2021	Kjome	4825 Sacramento Ave	097-081-009	TRP	20-90198	DEMO/REBUI LD	\$1.29	5374	\$6,932.46	10/4/2023
1/7/2022	Pearce	202 Edgewood	093-370-016	BLD	19-00862	NEW CONST	\$1.29	968	\$1,248.72	10/4/2023
10/5/2023	North Shore Station	8755 N Lake Blvd	090-192-061	BLD	22-08009	NEW CONST	1.40/0.94	4074	\$6,581.52	10/5/2023
10/3/2023	Goodman	350 Pioneer Way	094-122-023	TRP	23-90108	ADD / REMODEL	\$1.48	406	\$600.88	10/18/2023
3/31/2022	Reyes Development LLC	420 Snow Bird Lp	098-111-001	TRP	21-90185	NEW CONST	\$1.40	3636	\$5,090.40	10/19/2023
10/18/2023	Himmelmann	840 Sierra Vista Ave	085-072-018	TRP	21-90110	NEW CONST	\$1.29	2508	\$3,235.32	10/25/2023
11/13/2023	Long Paddle LLC	2750 W Lake Blvd	084-132-003	TRP	23-90091	ADD / REMODEL	\$1.48	2488	\$3,682.24	11/15/2023
9/27/2023	Youngman	3310 Dardanelles	093-093-005	TRP	19-90152	ADD / REMODEL	\$1.48	1114	\$1,648.72	11/21/2023
7/27/2023	Erdman	350 Jackpine	094-124-007	TRP	22-90195	ADD / REMODEL	\$1.48	240	\$355.20	11/29/2023
12/6/2023	Hillman	6245 Flicker Ave	098-074-008	TRP	20-90208	ADD / REMODEL	\$1.29	127	\$163.83	12/6/2023
12/6/2023	Fennell	260 Observation Dr	093-370-009	TRP	21-90121	DEMO/REBUI LD	\$1.29	2209	\$2,849.61	12/7/2023
11/20/2023	Underhill	278 Old County Rd	092-120-023	TRP	21-90020	ADD / REMODEL	\$1.29	1868	\$2,409.72	12/7/2023
12/4/2023	Ken Thayer, Say Why Not Inc.	3660 La Crosse Dr	092-222-007	TRP	23-90089	ADD / REMODEL	\$1.48	313	\$463.24	12/12/2023

12/13/2023	395 N Lake LLC	395 N Lake Blvd BLD B	094-070-006	BLD	23-02268	ADD / REMODEL		3625	\$797.50	12/13/2023
9/22/2021	Brien	200 Pine Ave	098-210-013	BLD	21-03130	ADD / REMODEL	\$1.29	1172	\$1,511.88	12/13/2023
11/27/2023	Buehler	8170 Steelhead Ave	090-063-034	BLD	23-02589	ADD / REMODEL	\$1.48	20	\$29.60	12/18/2023
12/6/2023	Larson	6405 Chamberlan Dr	098-085-005	TRP	22-90060	ADD / REMODEL	\$1.40	1260	\$1,764.00	12/20/2023
12/6/2023	Wilkerson	12 Observation Dr	093-092-013	TRP	19-90190	ADD / REMODEL	\$1.17	1911	\$2,235.87	1/11/2024
12/6/2023	Tilley-Mitchell	3255 Edgewater Dr	093-091-005	TRP	22-90209	ADD / REMODEL	\$1.48	461	\$682.28	1/16/2024
1/3/2024	Murray	670 Tunnington Dr	170-033-000	TRP	22-90004	DEMO/REBUI LD	\$1.40	1683	\$2,356.20	2/21/2024
2/28/2024	Haisley	422 Agate Rd	116-060-046	TRP	21-90177	NEW CONST	\$1.29	2233	\$2,880.57	3/5/2024
2/28/2024	Kiper	56 Moana Cr	098-191-012	TRP	22-90132	DEMO/REBUI LD	\$1.48	95	\$140.60	3/7/2024
12/4/2020	Cory/Stein	570 High St	092-076-004	TRP	20-90092	ADD / REMODEL	\$1.26	350	\$441.00	3/18/2024
3/19/2024	Daulton	5095 Nevada St	115-040-030	TRP	21-90218	DEMO/REBUI LD	\$1.40	816	\$1,142.40	3/21/2024
6/2/2022	Stefani	395 Old County Rd	092-110-053	TRP	22-90043	NEW CONST	\$1.40	1665	\$2,331.00	3/25/2024
3/26/2024	Jackson	830 Marino Way	092-022-006	TRP	22-90102	NEW CONST	\$1.40	1600	\$2,240.00	3/27/2024
4/2/2024	Benoit	1830 N Lake Blvd	094-160-023	TRP	22-90235	DEMO/REBU ADD RM	\$1.48	1410	\$2,086.80	4/10/2024
4/18/2024	Corbridge	410 Nightingale Rd	084-032-009	TRP	23-90113	NEW CONST	\$1.48	2819	\$4,172.12	4/18/2024
1/25/2022	Borgiotti	1511 Pine Ave	083-083-001	TRP	21-90163	NEW CONST & ADD	\$1.40	785	\$1,099.00	4/22/2024
5/2/2024	Leeth	600 North Shore Blvd	117-190-042	TRP	21-90182	ADD / REMODEL	\$1.29	2096	\$2,703.84	5/2/2024
4/6/2023	Cascade Trust	6460 Cascade Dr	098-252-001	TRP	22-90129	NEW CONST	\$1.40	3161	\$4,425.40	5/6/2024
4/29/2024	Daugherty	2975 W Lake Blvd	085-050-032	TRP	24-90033	ADD / REMODEL	\$1.48	1584	\$2,344.32	5/6/2024

4/25/2024	Whittemore	1342 Kings Way	112-230-029	TRP	24-90020	ADD / REMODEL	\$1.48	463	\$685.24	5/9/2024
6/21/2023	Segal	330 Olive St	115-040-080	TRP	23-90017	ADD / REMODEL	\$1.40	4590	\$6,426.00	5/13/2024
5/8/2024	Oesterreicher	790/788 Carnelian Cir	092-031-024	TRP	24-90002	ADD / REMODEL	\$1.48	1845	\$2,730.60	5/15/2024
5/23/2024	Kelley	5821 Dodowah Rd	116-070-054	TRP	21-90219	ADD / REMODEL	\$1.40	92	\$128.80	5/23/2024
03/25/224	Shelton	825 Sugar Pine Rd	084-032-009	TRP	24-90013	NEW CONST	\$1.48	3200	\$4,736.00	6/4/2024
6/3/2024	Palfreyman	4420 North Ridge Dr	091-182-003	TRP	22-90076	ADD / REMODEL	\$1.40	1100	\$1,540.00	6/4/2024
5/30/2024	Spadi	7925 Forest Glen Dr	111-180-024	TRP	22-90228	ADD / REMODEL	\$1.40	1938	\$2,713.20	6/11/2024
6/17/2023	Dahlin/Wychaert	6481 Marla Ct	098-300-008	TRP	22-90046	ADD / REMODEL	\$1.40	925	\$1,295.00	6/18/2024
3/8/2022	Spurlock	445 Ward Ave	084-110-027	TRP	21-90192	ADD / REMODEL	\$1.40	246	\$344.40	6/26/2024
								<b>Total</b>	<b>144,866.53</b>	

# ***North Tahoe Fire Protection District Use Statement***

AB 1600 states that a District must have a statement of use to which mitigation fees are to be assigned. For the fiscal year 2024/2025, the fire mitigation fees collected within the North Tahoe Fire Protection District will be utilized towards the following programs:

1. **New fire station (Station 51):** The District has replaced its headquarters fire station with the construction of Station 51/Public Safety Center, completed in 2012. This building achieved a LEED “Gold” certification. The station is 20,027 sq. ft., with Chief Officers, Fire Marshal, Forest Fuels, and administrative staff offices on the first floor of the building along with 5 double deep, pull-through apparatus bays (approximately 7,000 sq. ft.). Staff quarters and an emergency operations center are located on the lower floor.
2. **Equipment:** The District has recognized the need to add additional equipment to our engine companies. 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 adding this new equipment to our engine companies.

# NOTICE TO PLACER COUNTY BUILDERS WITHIN THE NORTH TAHOE FIRE PROTECTION DISTRICT

This year's plan reflects an inflationary adjustment using the Construction Cost Index (CCI) published by the Engineering News-Record. The CCI change for the period September 2023 through September 2024 was 1.09%.

The fee schedule for 2025 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 North Tahoe Board of Directors at the regular meeting on January 14, 2025.

The Fire District will need a set of your plans and a copy of your Permit Issuance Checklist to establish your specific fee. The fees must be paid to the North Tahoe Fire Protection District prior to the issuance of your building permit.

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 2025

Fee per square foot	
<b>Residential</b>	<b>\$3.29</b>
<b><u>Non-Residential</u></b>	
<b>Commercial</b>	<b>\$3.29</b>
<b>Office</b>	<b>\$3.29</b>
<b>Industrial</b>	<b>\$3.29</b>

