

**PLACER COUNTY  
OFFICE OF EMERGENCY SERVICES**

**MEMORANDUM**

**To:** Honorable Board of Supervisors

**From:** Thomas Miller, County Executive Officer  
by Rui Cunha, Program Manager, Office of Emergency Services

**Date:** September 12, 2006

**Subject:** ***Adopt a Resolution Approving the 2006-2007 Placer Hills Fire Protection District Capital Facilities Plan Update***

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**ACTION REQUESTED**

That your Board adopts a resolution approving the 2006-2007 Placer Hills Fire Protection District (FPD) Capital Facilities Plan Update.

**BACKGROUND**

Government Code 66000 *et seq.* (GC 66000) allows local agencies to *collect*, but not to *levy* fees to offset the impact of new development on local services. Legal authority to *levy* fees in fact rests with the Board of Supervisors. The Board did enable fire protection districts to collect development fees by creating a legal framework for collections (County Code Chapter 15.36.010). However, per GC 66000, in order for a fire district to collect fees it must prepare an annual Capital Facilities (or Capital Improvements) Plan, which is subject to approval by the Board of Supervisors.

The Board of Directors of the Placer Hills FPD held a properly noticed public hearing on August 2, 2006 to, among other things, review the plan, which it ultimately confirmed by passing Resolution 2006-04. The plan maintains without change its existing fee structure and schedule of \$0.67/ft<sup>2</sup> for non-sprinklered buildings, and \$0.60/ft<sup>2</sup> for sprinklered buildings.

**FISCAL IMPACT**

There is no fiscal impact to Placer County as a result of this action.

For 2005-2006, the Placer Hills FPD Fire Facility Fee fund had a beginning balance of \$483,206, total revenues of \$145,238, and expenses of \$81,167 resulting in an ending balance of \$546,379. Planned expenditures for 2006-2007 total \$75,000 comprised of an engine lease payment, and the purchase of a "jaws of life" system.

**Attachments:**

Resolution  
Placer Hills FPD 2006-2007 Capital Facilities Plan Update (with Resolution)  
Proof of Public Notice

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

In the matter of:

Resol. No: \_\_\_\_\_

**A RESOLUTION APPROVING THE 2006-2007  
PLACER HILLS FIRE PROTECTION DISTRICT  
CAPITAL FACILITIES PLAN UPDATE**

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held **SEPTEMBER 12, 2006** by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chairman, Board of Supervisors

**Attest:**

**Clerk of said Board**

\_\_\_\_\_

**WHEREAS**, Government Code 66000 et seq (GC 66000) allows local agencies to collect fees on new development to offset resultant impacts on services, but fire districts in and of themselves do not have direct legal authority to levy fees. That authority, in fact, rests with the Board of Supervisors, which codified the requisite legal framework, specifically for fire districts, in County Code Chapter 15.36.010; and

**WHEREAS**, as a requirement of GC 66000, in order to collect mitigation fees on new development, the fire district must prepare and submit to the Board of Supervisors, an annual Capital Facilities (or Capital Improvements) Plan that delineates and supports a proposed fee schedule; and

**WHEREAS**, the Placer Hills Fire Protection District (FPD) Board of Directors held a public hearing to review its plan on August 2, 2006, and the Board subsequently adopted it by Resolution Number 2006-004. The plan maintains its existing fee structure of \$0.67/ft<sup>2</sup> or \$0.60ft<sup>2</sup> without change for non-sprinklered and sprinklered buildings respectively; and

**WHEREAS**, Placer Hills FPD total revenues for FY 2005-2006 were \$145,238 and expenses were \$81,167, resulting in a 2006-2007 beginning mitigation fee fund balance of \$546,379, the District has planned expenditures of only \$75,000 for 2006-2007; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the County of Placer that the 2006-07 Capital Facilities Plan Update for Placer Hills Fire Protection District is hereby approved.

**PLACER HILLS FIRE PROTECTION DISTRICT**

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**CAPITAL FACILITIES PLAN**

**AND**

**FIRE PROTECTION  
SYSTEM STUDY**

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2006-2007



# CAPITAL FACILITIES PLAN

Annual review, update and approval

(Government code section 66002)

2006-2007

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# CAPITAL FACILITIES PLAN - PART 1

## INTRODUCTION

The Placer Hills Fire Protection District (PHFPD) was formed to provide Local Services relating to the Protection of Lives and Property. The Board of Directors will continue to provide and improve, to the best of their ability, Fire Protection, First Responder Emergency Medical Aid, Rescue, Hazardous Material First Responder and other services relating to the protection of life and property. However, the demands of rapid growth upon this Fire Protection System threaten the ability to continue at current levels.

The revenue to the Fire District from property taxes was reduced by a dramatic 82% when State Proposition #13 was enacted in 1978. The Fire District cannot prepare for, nor provide, protection services for the "New Construction" and growth with the current fire service operating dollars.

The Fire District is now at a critical point in dealing with this impact of "New Construction" on the Fire Protection System. The Fire District cannot continue to absorb new dwellings, businesses and new populations without adding new fire stations and fire apparatus or equipment. The cumulative impact upon the District, brought on by the actions of Placer County Community Development, will double the number of dwellings and the Fire District population at the turn of the Century.

The PHFPD needs Fire Facility Fees to finance fire protection capital outlay that will mitigate the impact of the accelerated growth and development within the communities of Applegate, Clipper Gap, Eden Valley, Meadow Vista and Weimar.

This Capital Fire Facility and Equipment Plan is formulated to provide the foundation for the enactment and the annual update of a "New Construction" or "Development Impact Fee". Government Code 66000 et. seq. provides the Placer County Board of Supervisors with the legal authority to enact such a fee and the Fire District with the procedures and steps necessary to meet the local agency requirements. This Plan covers a period of 15 years. It demonstrates the present and future needs for fire facilities and equipment, in balance, and to be in place, to serve the increased demand placed on this Fire District by "New Construction and Development". Capital Fire Facility Fee benefits will be proportionate to the amount of the fee imposed.

## PURPOSE OF DEVELOPMENT FEES:

The purpose of a Capital Fire Facility Fee imposed in the Fire District is to mitigate the financial impact of providing additional fire stations and fire equipment to safeguard the life and property protection needs required by the anticipated "New Construction and Development" at an acceptable level of service.

"New Construction" is placing rapidly increasing financial and operational burdens on the Fire Protection System currently provided and is creating the potential for inadequate or overloaded fire and medical aid protection coverage for the present existing communities, let alone the protection for additional building and development.

This Plan demonstrates that the need for a Capital Fire Facility and Equipment Fee is directly related to Fire Facility and Equipment needs created from the rate of growth in population brought on by new construction and new development within the Placer Hills Fire Protection District. This Capital Facility and Equipment Plan is based on information obtained from research, Fire District records and public contracts.

It is the purpose of this Capital Fire Facility and Equipment Plan to provide a foundation and the standards necessary to continue to provide an adequate and acceptable level of fire protection necessary to protect lives and the property of the citizens of the Placer Hills Fire Protection District by mitigating the financial impact placed on this Fire Protection System from rapid growth in "New Construction and Development" and without shifting an additional tax burden to the citizens who have already funded the existing fire protection system.

#### JUSTIFICATION AND GUIDELINES:

1. Capital Fire Facility and Equipment Fee to be placed on "New Construction" only, as authorized by Placer County Ordinance No. 4225-B (8-28-90).
2. Adequate fire protection facilities and equipment must be on hand and available to serve "New Construction".
3. This "New Construction" requires the construction or expansion of Fire Protection Facilities and the acquisition of additional fire equipment.
4. If fire mitigation funding for this expansion or construction of Fire Facilities and the purchase of additional fire protection equipment necessitated by "New Construction" are not available, the Placer Hills Fire Protection System in place deteriorates and becomes inadequate to serve the increased Fire Protection and Medical Aid needs of both the many "New Construction" units and the communities existing before the "New Construction" was initiated.
5. This overburdened Fire Protection System places the citizens of "New Construction" units and the existing communities in a condition perilous to not only their property but to their personal health and safety.
6. The financial impact of "New Construction" on existing Fire Protection Facilities and Equipment cannot be alleviated in a timely manner without being mitigated by Capital Fire Facility and Equipment Fees.
7. The Fire District does not have existing Fire Protection Facilities and Equipment to provide an adequate level of service for further unmitigated growth in number of "New Construction" units within the Fire District boundaries.
8. For the above reasons, new methods for financing Fire Protection Facilities and Equipment necessitated by "New Construction" are needed in the Placer Hills Fire Protection District.

#### USE OF FIRE FACILITY FEES:

"Also known as Development Impact Fees, New Construction Fees, etc. are based on the theory popular since the passage of State Proposition #13 that those who create growth which impacts local services should pay for that impact. Local communities, particularly city governments, have established fees for a variety of local services such as sewers, water, parks and fire facilities.

Only general governments with control over building construction and land use have authority to enact facilities fees. A fire district has to request that the Board of Supervisors (and city council, in the case of a consolidated district) adopt an ordinance (or resolution) to establish the fee program.

Fire Facility Fees, because they are related to fairly specific impacts upon existing facilities, really can't be considered as an ongoing solution to the problem of financing the replacement of old apparatus or the procurement of additional apparatus beyond that needed to serve new development". (Robert M. Nyman, Fire District Consultant).

The District Board Members, the District Officers and Mike Boyle, the Assistant Director of the Placer County Office of Emergency Services worked together and held a number of workshops during 1990 to produce a realistic estimate of fire station and fire equipment needs by the District in order to adequately serve the life and property fire protection needs of the existing community and the expected new construction, businesses and population in the next fifteen years. These Fire Facility and Equipment needs are listed on page 10 in Part 2.

#### **RELATIONSHIP BETWEEN FEES AND NEW DEVELOPMENT:**

The District is currently attempting to provide Fire Protection Services for the next fifteen years at or near the 1980 level. Structure fire suppression standards require four key elements for effectiveness: an adequate water supply; a capable engine and pump to deliver the water; a sufficient number of personnel; the appropriate associated equipment.

The New Construction trend within this district presents the problem of larger homes and higher valued structures on smaller land areas. These new dwellings will require additional "Fire Flow", more apparatus, strategically located, and staffed by additional personnel in order to service the area adequately.

In addition to its fire suppression role, the Fire District is First-Responder to every request for emergency medical assistance within the district and additional calls for Automatic Aid and Mutual Aid. Currently medical emergencies are 70% of the "Call Volume". As the demands for service from the impact of population and density increase, responses to these types of calls accelerate the serviceable life of current apparatus and equipment necessitating an earlier replacement.

#### **FIRE PROTECTION SYSTEM STUDY FINDINGS:**

The Fire District study shows the impact that new dwelling construction will have on increasing the Fire District population; 1830 dwellings at 2.87 persons per dwelling will total 5252 new people, or a 63% increase without knowing future Subdivision Listings. These new people will have fires and they will demand "medical aid/rescue and public service" calls.

The anticipated new developments and New Construction, shown by the current Planning Department Subdivision Listings, is for 542 new dwelling sites. The five-year average for new construction is 122 dwelling units and one commercial building. New additions/remodels and garage building permits were estimated at 50 for 1992. The 1992 average dwelling square footage size was 2500 square feet. The total new construction over the next 15 years is calculated in the Study at 3,093,390 square feet of property requiring structural fire protection within the Fire Protection District.

Page 11, Part 2, of the fire study shows the fee structure calculations. The costs of the necessary new Fire Facilities (fire stations and fire apparatus/equipment) is divided by the square footage of the expected "New Construction" to be served over the next 15 years. This produces a square footage factor for new fire facilities to be applied to the new construction expected within the Fire District. This method insures that the impact of new growth in population and new construction is mitigated as the new development impacts the Placer Hills Fire Protection District.

A 5-year Facilities/Equipment Purchase Plan is maintained for public review and updated annually as part of the Preliminary Budget process. The review and adoption by the Board of Directors of the Placer Hills Fire Protection District is made at the start of each fiscal year.

The Fire Facility Fees, as they are collected are placed in a separate Fire District Budget Account (8263) and deposited with the Placer County Treasurer who is also the Fire District Treasurer under State Law, Health and Safety Code Section 13854. The notice of intention to adopt the Fire District's Preliminary Budget is published in the Auburn Journal in June of every year.

**SUMMARY**

The new fire facilities that are needed to continue fire protection service levels for the "New Construction" anticipated during the next 15 years cannot be met from the Fire District operating funds that are now provided by property tax revenues. It would take well over 50 years to acquire the fire facilities and equipment from the operating funds necessary to meet the needs of "New Construction". Government Code 66000 provides the procedure; County Ordinance 4225-B, Code Chapter 7.50, passed August 28, 1990, sets requirements that a fire district must meet in order for the County to be able to exact the fees necessary to mitigate the impact from new development projects. This fee program and plan provides the means to add fire facilities and fire equipment to the Fire Protection System so that they are in place at the time that the impact of new growth is realized.

**PHFPD NEW CONSTRUCTION HISTORICAL RECORD**

FISCAL YEAR	NO. OF HOMES	TOTAL SQ FT	AVERAGE SQ FT
1991/92	46	97,620	2,122
1992/93	64	159,888	2,498
1993/94	51	91,752	1,799
1994/95	32	61,041	1,908
1995/96	40	74,397	1,860
1996/97	50	95,823	1,916
1997/98	55	93,249	1,695
1998/99	57	106,205	1,863
1999/00	56	110,379	1,971
2000/01	60	131,033	2,184
2001/02	57	128,074	2,247
2002/03	90	188,833	2,098
2003/04	59	117,569	1,993
2004/05	62	137,557	2,219
2005/06	52	121,827	2,343

## HISTORICAL DATA ON NEW CONSTRUCTION; ADDITIONS AND GARAGES

FISCAL YEAR	NO. ADDS/GARAGES	TOTAL SQ FT	AVERAGE SQ FT
1991/92	17	15,366	904
1992/93	30	45,984	1,533
1993/94	31	56,184	1,812
1994/95	43	34,515	803
1995/96	41	33,663	821
1996/97	44	36,113	821
1997/98	62	68,408	1,054
1998/99	54	44,927	832
1999/00	60	50,251	838
2000/01	82	76,052	927
2001/02	82	69,200	845
2002/03	109	84,831	778
2003/04	71	59,630	840
2004/05	70	55,977	800
2005/06	64	63,873	998

## WINCHESTER NEW CONSTRUCTION RECORD

FY	NO. OF PERMITS	LIVING SQ. FT	GAR./ADD. SQ. FT	TOTAL FT.	AV. SQ. FT.
1999/2000	3	8,217	6,609	14,826	4,942
2000/01	9	43,983	10,166	54,149	6,017
2001/02	17	75,276	18,237	93,513	5,501
2002/03	16	107,762	21,698	129,460	8,091
2003/04	24	111,258	27,426	138,684	5,778
2004/05	25	115,236	28,330	143,566	5,743
2005/06	43	207,917	54,745	262,662	6,108

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Established 1949

**BOARD OF DIRECTORS  
PLACER HILLS FIRE PROTECTION DISTRICT**

Deon Bowen    Greg Guyan    Jerry Johnson    Richard Rogers    Anthony Wright

**RESOLUTION No. 2006-004**

**RESOLUTION TO ADOPT THE ANNUAL CAPITAL FACILITIES PLAN UPDATE AND SUPPORTING STUDIES, FOR USE BY BOTH THE FIRE DISTRICT AND THE COUNTY OF PLACER IN EVALUATING THE PLAN FOR COMPLIANCE WITH STATE GOVERNMENT CODE SECTION 66002(B)**

*Whereas*, a Capital Fire Facilities and Equipment Needs Study for the Placer Hills Fire Protection District has been reviewed and updated by the Board of Directors, and;

*Whereas*, a Capital Facilities Plan has been reviewed and updated at the end of the 2005-2006 Fiscal Year;

*Now, Therefore, Be it Hereby Resolved and Ordered*, that the Board of Directors of the Placer Hills Fire Protection District adopts the findings in the Fire Protection System Study of August 2006. The Board of Directors also adopts, after annual review, the Capital Facilities Plan and will maintain the Fee Structure and Schedule of \$0.67 per square foot for non-sprinklered buildings and \$0.60 per square foot for sprinklered buildings until further review in 2007.

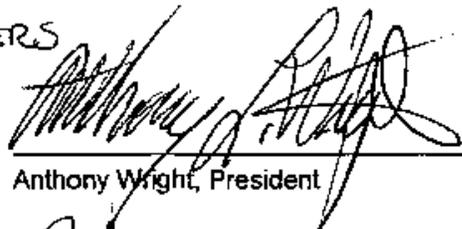
**PASSED AND ADOPTED** by the Board of Directors of the Placer Hills Fire Protection District this Second day of August 2006, by the following vote on roll call:

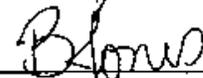
AYES: GUYAN, JONES, WRIGHT

NOES: 

ABSENT: JOHNSON, ROGERS

ATTEST:

  
\_\_\_\_\_  
Anthony Wright, President

  
\_\_\_\_\_  
Rich Rogers, Secretary  
BELLE JONES, VICE PRESIDENT

# FIRE PROTECTION SYSTEM STUDY - PART 2

## MISSION STATEMENT

The Placer Hills Fire Protection District is constantly striving to provide the highest quality emergency assistance to the residents of the communities it is sworn to protect.

### *DUTIES AND SERVICES*

The Board of Directors has continuously tried to provide Fire Protection Services, First-Responder Emergency Medical Services, Rescue Services, Hazardous Material Emergency Response Services, and Other Services relating to the Protection of Life and Property, to the best of their ability given the budgetary restraints, under Health & Safety Code Sections 13861 and 13862 of the Fire Protection District Law of 1987.

## STANDARDS

The basis for the Placer Hills FPD fire services standards rely on studies of the Fire District, the standards and policies of the Board of Directors, the standards and practices of the fire officers, LAFCo Sphere of Influence studies, the Placer County General and Community Plans, the Insurance Services Office standards and testing of this Fire Protection System, and the National Fire Protection Association standards as summarized in the 1980 Placer County Fire Protection Study.

### *RESPONSE STANDARDS*

The Board of Directors declare that the PHFPD seeks to achieve, but not guarantee, the following standard response within the Fire Protection District:

**FIRE**                    The arrival of the first fire apparatus at the point of need within 3 minutes "run time"<sup>\*\*</sup> 70% of the time and within 6 minutes 100% of the time, and

**MEDICAL AID**            The arrival of the first First-Responder Emergency Medical Aid at the point of need within 4 minutes run time 80% of the time.

### *STATION LOCATION STANDARDS*

"In evaluating proposed station locations and their respective priorities, such factors as call incidence and type, population, fire flow requirements, development density and valuation, land use & planned circulation in the service area should be considered."<sup>1</sup>

### *STATION LOCATION STANDARDS*

Commercial centers, population (residences and day use), community identity, call incidence, run times, and station influence areas have been the principle factors in locating the existing stations within the Placer Hills Fire Protection District.

### *STRUCTURAL FIRE SUPPRESSION STANDARDS*

The Structural Fire Suppression Standards used in support of the Goals and Recommendations contained in the "Placer County Fire Protection Study - 1980", and which were adopted by the Board of Supervisors, are also adopted by the Placer Hills Fire Protection District Board of Directors.

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<sup>1</sup>Robert M. Nyman, Fire District Consultant \*Run Time = the elapsed time from the first responding engine leaving its station until it arrives at the emergency scene.

## BACKGROUND

### *Annexation/Sphere of Influence:*

In 1984 the Meadow Vista Fire Protection District completed an agreement with the developers to annex approximately 80 acres in order to include all of the Winchester Planned Unit Development within the Fire District. The Board adopted 10-year and 20-year Spheres of Influence in 1985.

The Meadow Vista FPD was asked by the Placer County Board of Supervisors in 1986 to extend fire protection services to include Applegate, Clipper Gap, and Weimar through annexation of County fire protection areas. This annexation was completed on November 4, 1988 and the Fire District name was changed to reflect the expanded area of Fire Protection Services. Placer County provided funding for a fire station in Weimar as a start up for the annexation. In 1989 the Weimar Fire Station was completed and the citizens of Eden Valley petitioned the Fire District Board of Directors to annex an additional 3 square miles. That annexation was completed November 4, 1989 and took in the 20-year SOI.

The new Placer Hills Fire Protection District encompasses approximately 33 square miles (over 21,000 acres). The Fire District population is estimated at 12,000 people and 3600 dwellings. There are 3 commercial areas and 4 schools within the District.

### *ISO Rating of 5 (Rural 8):*

On September 15, 1990 the Placer Hills FPD's fire insurance classification of Class 5 was extended from Meadow Vista to the communities of Applegate, Clipper Gap, Eden Valley, Heather Glen, Sleepy Hollow, and Weimar. The areas remote from fire hydrants still maintain a rural 8 rating.

### *History:*

In 1949 members of the Meadow Vista community came together through the Grange to create a volunteer fire company. In 1950 Mr. Schull obtained the first fire engine, a 1934 Dodge, and a firehouse was built in the early fifties by the community. The "fire department" became a Fire Protection District in January 1958 under State law.

Placer County established Fire Company No. 31 in 1979 at the Weimar Institute. In 1980 members of the Applegate and Weimar communities came together to develop Company 31. The fire station in Applegate was built in 1983 by community effort and the County Board of Supervisors provided an engine and water tender. John Velican donated a private engine to the Ponderosa Fire Brigade. Company No. 31, including the Ponderosa Brigade, and the Meadow Vista FPD are the backbone of the Volunteer Firefighters that make up the Placer Hills FPD.

In 1990 the Fire Board hired a part-time Fire Marshal to establish a fire prevention program throughout the District. In 1992 the position became full-time and funded by the Fire Suppression Benefit Assessment. The California State Fire Marshal had shifted school and care-home fire safety inspections to the local districts. There also is a strong need for compliance with Public Resource Code laws requiring the removal and management of wildland fuels around dwellings and structures.

The Board of Directors passed a Fire Suppression Benefit Assessment, which helps provide full-time Fire Fighters to staff the District 24 hours per day, 7 days per week. The electorate approved an additional Benefit Assessment in June of 2004 to provide more permanent positions and improve existing salaries.

## GEOGRAPHIC PROFILE

The PHFPD is bounded by the Bear River and Lake Combie on the northwest, Sugar Pine Ridge and Christian Valley on the southwest, the south boundary includes Clipper Gap, the east boundary is the North Fork American River Canyon rim, and the north boundary runs westward from the canyon rim on to the Bear River and includes Sleepy Hollow, Mt. Howell and Plum Tree Road.

The climate is classified as a Mediterranean-type; having mild winters and long, hot summers. The natural vegetation types in the area are of mixed conifer, chaparral, and oak woodland. These wildland fuels do not readily decompose in this climate and as a result the dead fuels are unusually prone to fire, they continue to build up, and create a serious fire hazard. The native, living vegetation, surrounding the rural residences in this area is deceptively flammable because of its dryness, its structure and dense growth. The area has a history of high intensity fires, especially along the river drainage, and the possibility of a conflagration exists each summer.

Land use in the area is predominately rural residential and some agriculture. There are access problems for the fire service because of a lack of roads. There are roads and driveways, which are narrow and unmarked by name or address. Parcel sizes under the County's zoning range from one to twenty acres. There are numerous 4-parcel splits or minor subdivision dwelling sites existing or to be created. Planned Unit Development Projects are also now in progress through the County Planning Division. There is some commercial development and light industry in the Fire District area.

A major transcontinental highway, US Interstate 80, and a transcontinental railroad, bisect the Fire District each transporting large numbers of people and all manner of commerce, including a wide variety of hazardous materials. Truck and auto wrecks on the Interstate are all too common because of traffic volumes and weather factors. The Santa Fe Pacific Pipeline has an 8" high-pressure petroleum pipeline that runs through the fire district following generally along the railroad right-of-way.

## **FIRE DISTRICT PROFILE**

### *Current Facilities and Equipment*

The PHFPD operates three fire stations staffed by a combination of paid and volunteer firefighters most of whom reside in the various communities served within the Fire District.

#### Station 84: Meadow Vista, District Headquarters

Building, 4315 square feet  
 Engine 84, 1250 GPM, 2004 HME Structure Engine  
 Engine 84B, 1250 GPM, 1989 Ford, 'E-One' Structure Engine  
 Rescue 84, 1995 Ford CY Auxiliary supply unit  
 Utility Vehicle #1900, 2003 Ford Expedition (Fire Chief)  
 Utility Vehicle #1901, 2003 Ford Expedition (Assistant Chief)  
 Utility 84, 2004 Ford F150

#### Station 85: Applegate

Building, 1944 square feet  
 Engine 85, 1250 GPM, 1990 Ford, 'E-One' Structure Engine  
 Water Tender 85, 3200 gallon, 1989 Ford L9000  
 Utility 85, 1976 Ford Air Supply Unit

#### Station 86: Weimar

Building, 2880 square feet  
 Engine 86, 1250 GPM, 1996 Freightliner Structure Engine  
 Brush 86, 500 GPM, 1999 International Wildland Model 14 4X4  
 Water Tender 86, 3000 gallon, 2004 International  
 Grass 86, 1987 Ford 4x4

### *Personnel*

The District staffs with a combination of full-time, part-time and volunteer firefighters. Full-time staffing includes the Chief, 3 Captains, 1 Apprentice Lieutenant, 3 Engineer/Paramedics, and an Office Manager/Firefighter. As of July 2005, the District staffs two engines with a 2-person company 24 hours every day at each end of the district (Station 84 and 86). This staffing pattern ensures an immediate

response to all emergencies. Our volunteers respond as needed to provide additional manpower or station coverage.

### CALL VOLUME

YEAR	TOTAL	FIRES	MAVA	%MAVA	PA
1986	305				
1987	387	DATA NOT AVAILABLE			
1988	302				
1989	442				
1990	531	199	283	53%	49
1991	500	162	312	63%	26
1992	549	86	424	77%	39
1993	486	146	279	57%	61
1994	515	174	286	56%	55
1995	516	152	298	58%	66
1996	577	168	357	62%	52
1997	526	165	322	61%	32
1998	613	185	374	61%	54
1999	708	248	417	59%	43
2000	763	245	432	57%	86
2001	860	363	463	54%	34
2002	999	351	560	56%	88
2003	799	293	448	56%	58
2004	831	283	464	56%	84
2005	789	245	435	55%	109

Legend:  
 MA: Medical Aid  
 VA: Vehicle Accident  
 PA: Public Assist

STATION 84

TYPE OF EMERGENCIES BY FIRE STATION

STATION 85

YEAR	FIRE	MA	VA	PA	TOTAL
1990	91	87	19	18	225
1991	64	86	17	5	185
1992	17	89	53	13	178
1993	44	80	14	25	169
1994	48	80	20	23	167
1995	46	85	18	25	184
1996	56	135	22	23	236
1997	69	119	14	11	213
1998	71	122	28	26	247
1999	86	133	17	21	257
2000	76	145	40	53	314
2001	121	162	34	20	337
2002	129	199	27	55	410
2003	116	198	27	26	367
2004	110	180	31	36	357
2005	108	141	28	64	341

YEAR	FIRE	MA	VA	PA	TOTAL
1990	44	41	27	18	115
1991	32	64	18	5	117
1992	24	68	43	13	142
1993	36	49	27	25	117
1994	41	52	13	23	119
1995	36	63	16	25	121
1996	43	56	13	23	118
1997	35	51	16	11	113
1998	34	54	18	5	111
1999	63	80	21	15	179
2000	61	76	27	12	176
2001	102	59	33	6	200
2002	79	111	25	19	234
2003	52	67	19	13	151
2004	60	78	19	13	170
2005	43	65	15	14	137

YEAR	FIRE	MA	VA	PA	TOTAL
1990	64	76	29	18	187
1991	66	98	29	5	198
1992	45	84	91	13	233
1993	66	78	31	25	200
1994	85	85	36	23	229
1995	70	83	33	25	211
1996	69	97	34	23	223
1997	68	96	25	11	200
1998	80	113	39	23	255
1999	104	127	34	07	272
2000	97	115	41	20	273
2001	140	131	44	8	323
2002	143	153	45	14	355
2003	125	112	25	19	281
2004	112	135	24	33	304
2005	85	140	36	50	311

STATION 86

**STATE FIRE MARSHAL STRUCTURE FIRE ANALYSIS (1988)**

AREA IN STRUCTURE	NO. FIRES IN STATE	PROP. LOSS \$MILLIONS	\$ PER FIRE	FIREFIGHTERS INJURED	PER 1000 FIRES
Kitchen	5405	\$29	5,365	33	6.1
Sleeping	2490	\$34	13,655	56	22.5
Lounge	2248	\$36	16,014	74	32.9
Garages	1835	\$30	16,349	76	41.4

**SPECIAL CONDITIONS: WILDLAND/RURAL INTERFACE**

The California Department of Forestry and Fire Protection (CDF) is responsible for the wildland fire protection under authority of Public Resource Code 4125-4127 in the privately owned forest, brush, and grass-covered rural areas of the State, known as State Responsibility Area (SRA), which includes all of the PHFPD service responsibility areas. There is little or no break in the wildland/structural interface, and fires can spread rapidly through the timber, brush and grass, and can ignite tens and hundreds of homes in a short period of time. This happened in Nevada County in 1988 during the famous "49er Fire" and in 1991 at the "Oakland Hills Fire". 1992 saw 11 homes destroyed in the 100 acre "Fawn Hill Fire" near Ophir. Major fires in Calaveras and Shasta Counties required the evacuation of hundreds of homes. More recently and closer to home the "Ponderosa" Fire in 2002 and the "Stevens" Fire in 2004 required several homes to be evacuated between Applegate and Colfax.

Although there are differences between the wildland and the structural fire fighting systems, there are basic similarities and the two systems compliment each other. In fact there exists a deep interdependence during large fire activity and during summer when the danger of fire is high or extreme. **Wildland fires threaten structures and structure fires threaten the wildland.**

**GROWTH DATA**

"Placer growth rate out paces state", Auburn Journal, February 17, 1993: "Placer County continues to be one of the fastest growing counties in the state. The county's 4.3 percent annual growth rate over the last two fiscal years exceeds local forecasts, and could up the ante in the debate over how to provide housing, jobs and services for county residents in the coming years. More than 191,000 people called Placer County 'home' as of July 1, 1992, an increase of 7,900 from July 1, 1991. The county's growth rate was more than twice the state's rate of 2.1 percent." Urban, incorporated areas within the County are expected to grow at rates closer to 5%, while the growth rate in rural, unincorporated areas are expected to be about 3%. Projections for the County's population might go as high as 267,400 by the year 2005.

Although once considered a rural county, Placer is rapidly losing that characterization, particularly in the west. As the population increases, the surge in people and structures move into the foothills. What was once adequate rural fire protection based on required fire flow and the fire protection capability will no longer be sufficient.

In addition to the traditional structural fire protection problems posed by growth, the issue is intensified by the mixture of more and larger dwelling structures requiring greater fire flow considerations in designing the fire protection systems, and also being located in a wildland fire intermix area. The demands for medical aid/rescue services, from the Fire District by the growing population, amounts to over 60 percent of call volume.

A rapid and effective response to every call in this environment, with adequate equipment, water, and personnel is essential to the saving of lives and property and may prevent a fire catastrophe as was experienced in Nevada County in 1988.

### Population Figures

There were 3558 residential dwellings and 68 commercial/industrial or institutional buildings within the Fire District as of 6-30-2002. Placer County uses a 2.87 residency factor for estimating the population within Census Tracts that cover the PHFPD.

$$3558 \text{ Dwellings} \times 2.87 = 10,211 \text{ Residents.}$$

### Existing Development as of June 30, 2002

The average square footage of the dwelling/commercial buildings in the Fire District is estimated at less than 1800 square feet. Therefore,  $1800 \times 3558 = 6,404,400$  square feet protected as of June 2002.

### New Construction and Development

The Placer County Building Division issued, on average during the past 5 years, 60 building permits for dwelling units (averaging 2,184 sq. ft.), 15 permits (averaging 845 sq.ft.) were issued for new additions/remodels and 67 permits for garages (933 average sq. ft.) within the Fire District.

### Final Map Subdivisions

As of April 1, 1993 the Placer County Planning Division had 11 Subdivision Listings on file showing 521 planned dwellings in New Developments within the Fire District.

DEVELOPMENT NAME	LOTS/DWELLINGS	RECORDED
Crother Hills	16	12-17-86
Pinehurst Estates	12	06-20-89
Pineridge Estates	11	08-20-91
Eden Valley Estates	15	
Eden View	6	
Walgra Meadows	8	
Weimar Oaks	9	
Winchester	409	
Panorama Project	97	
Ponderosa Hills	7	
Meadow Oaks	20	
Shaban	20	
Sugar Pine	54	
Total	684	

**Anticipated Building Construction in the next 15 Years**

60 Dwellings/Commercial X 15 yrs.	= 900 X 2184	= 1,965,600 sq. ft.
15 New Adds/Remodels/Garages X 15 yrs.	= 225 X 845	= 190,125 sq. ft.
67 New Garages X 15 yrs.	= 1005 X 933	= <u>937,665 sq. ft.</u>
	<b>TOTAL:</b>	<b>= 3,093,390 sq. ft.</b>

This New Construction represents a 48% increase in fire protection workload by 2017. A reasonable conclusion is that the demands on, and the services provided by, the Fire District would increase by 50% in the next fifteen years due to new construction and the resulting increased population trends.

**Population Impact**

Using the 2.87 residency factor for estimating the population:  
**900 New Dwellings X 2.87 = 2583 New Residents by 2017.**

This represents a 25% population increase *without* any new Final Map Subdivision Development being added to the Fire District. Growth in New Construction and the people requiring fire protection services will have a significant impact on the District.

**Fire Facility Fees - Revenues and Expenditure History.**

In January 1989 the Fire District Board became aware of Government Code 66000 (AB-1600 was passed by the Legislature and signed by the Governor in 1987 and took effect January 1, 1989) whereby New Construction could be assessed for the Development Mitigation Fees when the New Construction impacted directly on public services. On August 28, 1990, the Placer County Board of Supervisors adopted Ordinance 4225-B, County Code Chapter 7.50, creating the legal authority for fire districts to collect fees in order to mitigate the impacts of New Development.

The Fire District held a Noticed Public Hearing, passed a resolution, and met the requirements of the County Ordinance in September and began collecting the Fire Facilities Fees in late 1990.

**Capital Fire Facility and Equipment Expenditure History.**

1991/92	Full payment on Engine 1982	22,240.00
	Legal expenditures	4,000.00
	Full payment on Engine 1981	24,142.26
1992/93	50% payment on Engine 1982	10,168.67
	50% payment on Engine 1981	12,071.13
1993/94	50% payment on Engine 1982	10,168.67
	Full payment on Engine 1981	24,142.26
	Down payment on Engine 1963	25,000.00
	Full payment on Engine 1963	12,439.19
	Emergency equipment	5,767.96
	50% Air Truck	1,225.33
	50% Breathing Apparatus	11,389.95
1994/1995	50% payment on Engine 1982	10,168.66
	Full payment on Engine 1981	12,071.13
	Full payment on Engine 1963	<u>12,439.19</u>
	Total	34,678.98

1995/1996	50% payment on Engine 1982	10,168.66
	Full payment on Engine 1963	12,439.19
	Water Tender 1992 chassis	<u>22,500.00</u>
	Total	45,107.85
1996/1997	50% payment on Engine 1982	10,168.66
	Full payment on Engine 1963	12,439.19
	Full payment on Engine 1983	23,868.66
	Water Tender 1992 purchase	<u>54,915.10</u>
	Total	101,391.61
1997/1998	No expenditures	
1998/1999	Full payment on Freightliner	19,981.74
	Westmark chassis payment	<u>36,286.50</u>
	Total	56,268.24
1999/2000	Paid off Freightliner Engine	39,011.97
	50% payment on Westmark Engine	<u>11,724.16</u>
	Total	50,736.13
2000/2001	50% payment on Westmark Engine	<u>11,724.17</u>
2001/2002	50% payment on Westmark Engine	<u>11,724.17</u>
2002/2003	50% payment on Westmark Engine	11,724.17
	2 X 2003 Ford Expeditions	<u>54,113.94</u>
	Total	65,838.11
2003/2004	50% payment on Westmark Engine	11,724.16
	2004 International Tender, 3,000 galls	138,086.82
	Lights & Sirens 2003 Ford Expeditions	11,821.80
	Command Channel	<u>8,947.68</u>
	Total	170,580.46
2004/2005	Winchester Engine	356,700.35
	(Winchester Properties Loan \$238,281.32)	
2005/2006	50% payment on 2004 Ford F150	12,959.44
	Siren Mapping System	18,207.75
	Draeger SCBAs	<u>50,000.00</u>
	Total	81,167.19
	(\$150,000.00 repayment on Winchester Loan)	

#### **RATIONALE: 15-Year Plan**

New Construction slowed the mid-nineties after the initial 10-Year Plan was adopted. However, the need for Future Equipment remains the same. As a result the Board of Directors adopted a 15-Year Equipment/Facilities Acquisition Planning period. This expanded planning period adapts to the slower than expected New Construction. When the New Construction rate again increases and the growth impacts accelerate, the District will continue to acquire the necessary Fire Protection Equipment and Facilities at a rate that meets both the demands of new growth and the demands of our existing citizens.

**ADDITIONAL FIRE FACILITY NEEDS - 15 YEAR PLAN**

## Replacement Station for Meadow Vista

Description	Estimated Cost	% paid by Fire Fees	Estimate Year of Expense
Land	300,000	50%	
Building	550,000	50%	

## Station 84, 16999 Placer Hills Road, Meadow Vista

Description	Estimated Cost	% paid by Fire Fees	Year of Expense
Duty Vehicle (Chief)	30,000	100%	2002-03
Duty Vehicle (Assistant Chief)	30,000	100%	2002-03
Communications – Teleminder	9,000	100%	2002-03
Communications – Sunpro	15,000	100%	2002-03
Winchester Engine 84	350,000	100%	2004-05
In-vehicle computer systems	17,500	50%	2005-06
Duty Vehicle – Utility	15,000	50%	2005-06
Station remodels	50,000	100%	2006-07
Air unit and equipment	100,000	100%	2006-07
Structure Engine 84	175,000	50%	2010-11
Quint Ladder Truck	400,000	100%	2010-11
<i>Total</i>	<i>1,191,500</i>		

## Station 85, 18016 Applegate Road, Applegate

Description	Estimated Cost	% paid by Fire Fees	Year of Expense
Engine 85	350,000	100%	2006-07
Water Tender 85	100,000	50%	2009-10
Engine 85B	175,000	50%	2016-17
<i>Total</i>	<i>625,000</i>		

## Station 86, 100 West Weimar Crossroads, Weimar

Description	Estimated Cost	% paid by Fire Fees	Year of Expense
Water Tender 86	150,000	83%	2002-03
SCBA	50,000	30%	2005-06
Jaws	30,000	100%	2006-07
Engine 86	175,000	50%	2010-11
<i>Total</i>	<i>405,000</i>		

Total for all stations

Station	Estimated Cost
Replacement station	850,000
Station 84	1,191,500
Station 85	625,000
Station 86	405,000
<i>Total</i>	<i>3,071,500</i>

**Relationship of Fees to New Development:**

The Anticipated New Developments and New Construction, shown by the current Final Map Subdivisions List, will create 590 new dwelling sites within the Fire District. The average square footage of a dwelling in 1989 was 2300 square feet. Where 1989 was a peak year for new construction, 1991 was the bottom of the building slump and the average size of 38 new dwellings was 2204 square feet. During 1992 the average for 52 new dwellings had increased to 2495 square feet. The general building trends for the local area, Placer County and the Greater Sacramento area are reviewed in "Visions for the Nineties", Part 1 - "The Plan".

During 1992, 25 permits, averaging 791 square feet, were issued for new additions, re-models, and garages within the Fire District. An estimated 25 remodels were built at a 400 square foot average. In 1996/97, 63 permits were issued for new construction. 1916 square feet was the average size of a dwelling. 74 permits were issued in 1998/99 with the average sq.ft. for a dwelling = 1,863

**2005-2006 Fiscal Year Costs/Square Footage Calculations**

Page 8: Expected New Building Construction in 15-Years = 3,093,390 sq. ft.  
 Page 10: Additional Fire Facility and Equipment Needs = \$3,071,500  
 Financing costs have been estimated at 4% - 6% for 5-year or 7-year lease  
 Total financing costs = \$111,750  
 Total cost of Facility and Equipment Needs = \$3,183,250

Anticipated Fees from the Winchester Project

Fee rate: \$0.44 per square foot, \$0.22 per square foot (sprinklered)

Phase	No. of Homes	Average sq. ft.	Fee	Revenue
1	100	5,700	0.44	250,800
2-4	309	5,700	0.22	387,486
		<i>Total Revenue</i>		<i>638,286</i>

Anticipated revenues from Winchester = \$638,286  
 Fire Facility Reserve Funds = \$465,720  
 Total Anticipated Winchester Fire Fees and Reserves = \$1,104,006  
 New Fire Facilities Costs = \$2,079,244  
 New construction = 3,093,390 = 0.67

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### **Development mitigation fee schedule**

At the September 23, 2002 Special Board Meeting the Directors, by unanimous Motion, accepted a reduction of 10% in any established Fee for New Construction (commercial, industrial and residential buildings) that has an approved built-in sprinkler system. This 10% reflects the District's Fire to Medical-Aid/Rescue call Ratio. The Fire District Board has determined that fees will be collected as follows:

- Non-sprinklered buildings at \$0.67 per square foot of new construction
- Sprinklered buildings at \$0.60 per square foot of floor space.

### **SHORT TERM PLANNING: 3 TO 5 YEARS**

This section of the Study has been referred to as the Fire District "5-Year Plan" in the earlier Studies. It is more appropriately a "short term planning" thought process and reflects current service demands brought on by New Construction and New Growth; the improved service levels to the communities served; changes in technology; and the changes in equipment priorities as recommended by the fire officers.

### **Station Locations**

Stations 84, 85 and 86 are located within the three community centers of: Meadow Vista, Applegate, and Weimar respectively. Each of these communities has a small commercial/business area and a US Post Office. Fire apparatus has been "housed" in a privately owned building at Ponderosa and referred to as Station No. 4. Early in 1992 the owner took the building back and the water tender was moved to the Weimar station and in 1993 was sold as surplus equipment. The reserve brush-rig #1964, a 1960 4X4 CDF surplus vehicle, was declared surplus to the District, advertised, and sold by high bid. Ponderosa is separated from Weimar by two separate transcontinental rail lines, east bound and west bound, and is somewhat isolated.

### **Fire Station/Equipment Replacement and Need Summary**

STATION 84: Located in Meadow Vista and is the District Office. The training facilities and engine bays need to be enlarged and modernized. The reserve engine and utility vehicle need replacing.

STATION 85: Located in Applegate needs remodeling to accommodate office and living quarters. Water tender 85 which holds 3200 gallons, Engine 85 E-One structure engine and Utility 85 are housed here.

STATION 86: Located in Weimar was completed in 1990 with an additional bay added in 1997. The living quarters need enlarging to accommodate 24-hour staffing. Engine 86, Brush 86 and water tender 86 are housed here.

**Facilities/Equipment Purchase Plan.**

This Purchase Plan is reviewed and updated annually under Government Code Section 66002 and is made part of the Fire District Preliminary Budget process. It is a projected schedule of expected expenditures and the costs are only estimates based on general specifications. The balance in the Fire Facility Fee fund and the amount spent in each year since its adoption are shown below:

FISCAL YEAR	REVENUES	EXPENSES	REIMBURSEMENTS	INTEREST	BALANCE
1990/1991	25,284.40				25,284.40
1991/1992	61,840.37	50,382.26			36,742.51
1992/1993	89,045.56	22,239.80			103,548.27
1993/1994	65,343.64	90,133.36			78,758.55
1994/1995	43,700.76	34,678.98			87,780.33
1995/1996	49,819.38	45,107.85	1,854.16		90,637.70
1996/1997	60,644.32	101,391.61	1,333.20		48,557.21
1997/1998	71,389.32	0.00	2,327.60		117,618.93
1998/1999	66,502.33	56,268.24	0.00		127,853.02
1999/2000	69,485.40	50,736.13	517.44		146,084.85
2000/2001	90,649.68	11,724.17	0.00	7,471.75	232,482.11
2001/2002	87,155.08	11,724.17	267.52	12,706.92	320,352.42
2002/2003	120,041.76	65,838.11	19.80	8,690.49	383,226.76
2003/2004	116,560.93	170,580.46	304.81	7,705.61	336,608.03
2004/2005	139,749.32	0.00	861.96	7,711.06	483,206.45
2005/2006	124,170.42	81,167.19	449.33	20,618.53	546,378.88
Totals	1,281,382.67	791,972.33	7,935.82	64,904.36	

**15 YEAR CAPITAL FIRE FACILITY AND EQUIPMENT PURCHASE PLAN**

Fiscal Yr.	Facilities/Equipment	Fire Facility Fee Budget
2002-2003	Duty Vehicle 1900 100%	30,000.00
	Duty Vehicle 1901 100%	30,000.00
	Westmark Engine (1963) 50%	<u>12,000.00</u>
	Total for year	72,000.00
2003/2004	Westmark Engine (1963) 50% last payment	12,000.00
	2004 International Water Tender	138,100.00
	Light packages for Duty Vehicles	12,000.00
	Command Channel	<u>9,000.00</u>
	Total for year	171,100.00
2004/2005	Winchester Engine 1981B	<u>360,000.00</u>
2005/2006	Building Improvements	100,000.00
	Duty Vehicle U84 (50%)	15,000.00
	Air Unit and Equipment	100,000.00
	SCBAs (30%)	50,000.00
	In vehicle computer systems (50%)	<u>17,500.00</u>
	Total for year	282,500.00
2006/2007	Engine 85 1 <sup>st</sup> payment of 7	45,000.00
	Jaws Station 86	<u>30,000.00</u>
	Total for year	75,000.00
2007/2008	Engine 85 2nd payment of 7	<u>45,000.00</u>
2008/2009	Engine 85 3rd payment of 7	<u>45,000.00</u>
2009/2010	Engine 85 4th payment of 7	45,000.00
	Water Tender 85 1st payment of 7	<u>30,000.00</u>
	Total for year	75,000.00
2010/2011	Engine 85 5th payment of 7	45,000.00
	Engine 84 1st payment of 7	45,000.00
	Water Tender 85 2nd payment of 7	30,000.00
	Quint Ladder 1st payment of 7	75,000.00
	Engine 86 1st payment of 7	<u>45,000.00</u>
	Total for year	240,000.00
2011/2012	Engine 85 6th payment of 7	45,000.00
	Engine 84 2nd payment of 7	45,000.00
	Water Tender 85 3rd payment of 7	30,000.00
	Quint Ladder 2nd payment of 7	75,000.00
	Engine 86 2nd payment of 7	<u>45,000.00</u>
	Total for year	240,000.00

2012/2013	Engine 85 final payment	45,000.00
	Engine 84 3rd payment of 7	45,000.00
	Water Tender 85 4th payment of 7	30,000.00
	Quint Ladder 3rd payment of 7	75,000.00
	Engine 86 3rd payment of 7	<u>45,000.00</u>
	Total for year	240,000.00
2013/2014	Engine 84 4th payment of 7	45,000.00
	Water Tender 85 5th payment of 7	30,000.00
	Quint Ladder 4th payment of 7	75,000.00
	Engine 86 4th payment of 7	<u>45,000.00</u>
	Total for year	195,000.00
2014/2015	Engine 84 5th payment of 7	45,000.00
	Water Tender 85 6th payment of 7	30,000.00
	Quint Ladder 5th payment of 7	75,000.00
	Engine 86 5th payment of 7	<u>45,000.00</u>
	Total for year	195,000.00
2015/2016	Engine 84 6th payment of 7	45,000.00
	Water Tender 85 final payment	30,000.00
	Quint Ladder 6th payment of 7	75,000.00
	Engine 86 6th payment of 7	<u>45,000.00</u>
	Total for year	195,000.00
2016/2017	Engine 84 final payment	45,000.00
	Engine 85B 1 <sup>st</sup> payment of 7	45,000.00
	Quint Ladder final payment	75,000.00
	Engine 86 final payment	<u>45,000.00</u>
	Total for year	210,000.00

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