



# NEWCASTLE FIRE PROTECTION DISTRICT

9350 OLD STATE HIGHWAY, NEWCASTLE, CA 95658

530-878-0405 FAX 530-878-0959 WWW.NEWCASTLEFIRE.ORG

*DIRECTORS: Lawrence Bettencourt, John Burns, Jonita Elder, James Heisterkamp, William Kahrl  
Fire Chief Ian Gow*

## NOTICE OF A REGULAR MEETING and AGENDA

**Wednesday, December 20, 2023 @ 6:00 p.m.**

Long Valley Community Hall, 2008 Rattlesnake Rd., Newcastle CA 95658

This meeting will be open to in-person attendance.

***The meeting is also offered through a virtual Zoom meeting webinar. To join the meeting:***

<https://us02web.zoom.us/j/7699308229>

[Meeting ID: 769 930 8229](https://us02web.zoom.us/j/7699308229)

[Find your local number: https://us02web.zoom.us/u/kTxrun2H0](https://us02web.zoom.us/u/kTxrun2H0)

1. **CALL MEETING TO ORDER:** Pledge of Allegiance
2. **APPROVAL OF AGENDA:**
3. **APPROVAL OF MINUTES:** November 15, 2023 regular Meeting
4. **BILL APPROVAL AND FINANCIAL REPORT:** November/December 2023
5. **CORRESPONDENCE:**
6. **PUBLIC COMMENT:** (The Newcastle Fire Protection District Board of Directors has provided this period for members of the public to address the Board on items of interest to the public and which are applicable to the district. No action may be taken on any matter, which is not already on the agenda for consideration. Public comment will be limited to three (3) minutes per person, unless specifically authorized otherwise by the Chair).
7. **CHIEFS REPORTS:**
  - (A) Fire Chief Gow
  - (B) Fire Marshal D'Ambrogi
  - (C) Battalion Chiefs Nelson, Slusher and Williamson
8. **NEVADA COUNTY PROFESSIONAL FIREFIGHTERS, LOCAL 3800 REPORT**
9. **BOARD COMMITTEE REPORTS:**
  - (A) Building Committee: Fire station (Chair Kahrl and Director Bettencourt).
  - (B) Inter-district Cooperation Ad-hoc Committee (Chair Kahrl and VC Elder).
10. **INFORMATIONAL AND DISCUSSION ITEMS:**
11. **ACTION ITEMS REQUIRE A VOTE BY ROLL CALL**
  - (A) Board to reconsider Ms. Mahaffey-Raty's request to waive the Measure B & Measure F Fees for her barn
  - (B) Public hearing to consider and approve Resolution No. 2023-11 Adopting an Annual Fee Report and Capital Improvement Plan to Update The Fire Facilities Impact and Mitigation Fee Schedule
  - (C) Consider and approve the second reading of the Capitalization Policy
  - (D) Consider and adopt Resolution No. 2023-12 amending the budget for Fiscal Year 2023-2024 to reflect approximate cost of \$83,000 for purchase of SCBAs
  - (E) Consider and approve meeting dates for 2024
12. **DIRECTORS REPORTS:**
13. **MEETING ADJOURNED:**

***Next Board meeting: January 17, 2024***

*Newcastle Fire Protection District is committed to accommodate individuals with disabilities to participate in the public meeting process. If you have a special need to attend or participate in our public meetings, please contact our office at (530) 878-0405, in advance of the regular meeting so that we may make every reasonable effort to accommodate you.*

**NEWCASTLE FIRE PROTECTION DISTRICT IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.**

Newcastle Fire Protection District  
Minutes of Special Board of Directors Meeting  
November 15, 2023  
Held via teleconference and in-person at:  
Long Valley Community Hall  
2005 Rattlesnake Rd., Newcastle, CA 95658

**1. Call Meeting to Order**

- a. Chairman Kahrl called the meeting to order at 6:00 p.m.
- b. Secretary Heisterkamp led the flag salute.
- c. Directors Kahrl, Heisterkamp and Bettencourt were present. Director Elder was absent.
- d. Chief Gow, Fire Marshal D'Ambrogi, BC Williamson and BC Slusher were present.

**2. Approval of Agenda**

- a. Chairman Kahrl requested that item 11(A) be addressed after the agenda is approved. Director Bettencourt made a motion to approve the agenda as presented. Secretary Heisterkamp seconds the motion. Motion carries unanimously via roll call vote (3/0).

**3. Approval of Minutes**

- a. Director Bettencourt made a motion to approve the minutes of the October 18th regular meeting as presented. Secretary Heisterkamp seconds the motion. Motion carries unanimously via roll call vote (4/0).

**4. Approval of Financial Report**

- a. Secretary Heisterkamp made a motion to approve the financial report as presented by Chief Gow. Director Bettencourt seconds the motion. Motion carries unanimously via roll call vote (4/0).

**5. Correspondence**

- a. None

**6. Public Comment**

- a. Jon Anacker – Replaced bridge that crossed creek at his property. Now vehicles have access for fuels mitigation.
- b. Chairman Kahrl – When the Board of Supervisors is asked to continue the Chipper Program or not, the Fire Board should chime in and ask them to continue the program.

**7. Chief's Report**

- a. Chief Gow reporting:
  - i. Newcastle
    1. Former Fire Board member, Neil Anderson passed away. His service will be held on 11/16 at the Methodist Church in town (12:00 p.m.) with interment at Newcastle Cemetery at 1:00 p.m.
    2. There have been continued talks with the County Supervisor regarding reorganization efforts.
    3. The LAFCO MSR (Municipal Services Review) is continuing. Placer Hills met with the consultant. The study is expected to be complete in December or January.
  - ii. Penryn
    1. Nothing to report.
  - iii. Placer Hills
    1. Nothing to report.
- b. Fire Marshal D'Ambrogi Reporting:
  - i. 3 Single Family Dwelling (SFD) plans reviewed.
  - ii. 2 SFD hydro inspections.
  - iii. 2 SFD final inspections.
  - iv. 1 cell tower inspection.

- v. Mitigation fee increase was rejected by Placer County. They require a Capital Improvement Plan/Mitigation review. They were re-submitted to Placer County today and should come back to the Newcastle board in December.
- vi. The Board of Supervisors appointed Jon Anacker to the Auburn Fire Safe Council.
- c. BC Williamson Reporting:
  - i. 97% of business inspections have been completed.
  - ii. Since we have been in the new station for 1 year, the warranties will be expiring. PG&E will be dropping the line across the freeway tonight between 9 p.m. and 5 a.m. tonight.
- d. BC Slusher Reporting:
  - i. 57 calls in October.
  - ii. Aid was provided 16 times.
  - iii. Aid was received 1 time (48 Planks structure fire).
  - iv. The extractor from PHF station 85 will be moved to station 41.
  - v. Captain Hickok was thanked for the excellent job he did building a redwood fence at PHF station 86.

#### **8. Newcastle Professional Firefighter's Association**

- i. Engineer McCoy reporting – Public is still stopping by the new station almost daily to check it out and schools are coming for tours.

#### **9. Board Committee Reports**

- a. Building Committee report on the new fire station.
  - 1. No report.
- b. Inter-district Cooperation Ad-hoc Committee.
  - i. Chairman Kahrl reported about the Cal LAFCO meeting he attended in October.
    - 1. The importance of consolidating fire districts was discussed.
    - 2. Placer County general plan amendments are focusing on open space. Specifically, why are we protecting farmland? Shouldn't we be turning this into affordable housing?

#### **10. Informational/Non-Action Items**

- a. None

#### **11. Action Items**

- a. Fire Board vacancy: Interview applicants, appoint and seat the new Director.
  - i. One candidate, John Burns, applied for the vacant board seat.
  - ii. Mr. Burns was given the opportunity to address the board with his background and to ask any questions about serving on the board.
  - iii. Chairman Kahrl explained to Mr. Burns about the election cycles and standing committee assignments.
  - iv. Secretary Heisterkamp made a motion to appoint John Burns to the vacant board seat. Director Bettencourt seconds the motion. Motion carries unanimously via roll call vote (3/0).
  - v. Recording Secretary Metz administered the oath of office to Mr. Burns.
  - vi. John Burns took his seat at the board table at 6:10 p.m.
- b. Consider and approve the first reading of the Capitalization Plan.
  - i. Chief Gow reported that with the completion of the most recent audit, the auditor requested a Capitalization Policy be adopted. Secretary Heisterkamp made a motion to approve the first reading as presented. Director Bettencourt seconds the motion. Motion carries unanimously via roll call vote (4/0).
- c. Consider and approve staff's request to purchase the following items:
  - i. Fuel vault for gas and diesel – approximate cost, \$20k - \$25k.
    - 1. Chief Gow reported that approximately \$2.00 per gallon will be saved on both regular and diesel (from Hunt) if the district has its own vault.

2. Secretary Heisterkamp reported that Newcastle no longer qualifies for a USDA equipment grant.
  3. The board discussed at length the financial implications of approving funding for both the fuel vault and the request to fund 8 new SCBA's at a cost of \$80k.
  4. The board declined to take action on item c. (i).
- ii. 8 Self Contained Breathing Apparatus – cost \$80k.
1. The board discussed with staff why new SCBA's are needed and if the existing SCBA's might be sold to recoup some of the funds spent on the new ones. Staff is certain that the existing SCBA's can be sold, but their value will have to be researched.
  2. The board focused on the fact that the new SCBA's are a safety issue and should be given priority funding (over a fuel vault).
  3. Secretary Heisterkamp made a motion to approve the purchase of 8 new SCBA's at a cost of \$80k. Director Burns seconds the motion. Motion carries unanimously via roll call vote (4/0).

**12. Director's Reports**

- a. None

13. Chairman Kahrl adjourned the meeting at 7:45 p.m.

Respectfully Submitted:

  
\_\_\_\_\_  
Patrice Metz, Recording Secretary

\_\_\_\_\_  
Approved

**Newcastle Fire General Fund  
Revenue and Expense Report  
Fiscal Year 2023/2024**

	<u>Jul 1 - Dec 14, 23</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Income</b>			
<b>REVENUE</b>			
Property Taxes	6,019.86	333,398.00	1.8%
40180 Other Taxes	791.52	570,646.00	0.1%
42010 Investment Income	5,346.86	500.00	1,069.4%
44350 State Homeowners Relief	0.00	1,716.00	0.0%
45010 Grants	4,417.72	0.00	100.0%
<b>46350 Fire Services</b>			
Fire Recovery	2,093.73	1,500.00	139.6%
Strike Team deployments	26,736.42	49,000.00	54.6%
<b>Total 46350 Fire Services</b>	<b>28,830.15</b>	<b>50,500.00</b>	<b>57.1%</b>
<b>46360 Other Fees and Charges</b>			
Fire Code Compliance Inspection	4,125.00	12,000.00	34.4%
<b>Total 46360 Other Fees and Charges</b>	<b>4,125.00</b>	<b>12,000.00</b>	<b>34.4%</b>
48030 Miscellaneous	492.70	200.00	246.4%
49030 Proceeds asset sale	436,299.10	0.00	100.0%
<b>Total REVENUE</b>	<b>486,322.91</b>	<b>968,960.00</b>	<b>50.2%</b>
<b>Total Income</b>	<b>486,322.91</b>	<b>968,960.00</b>	<b>50.2%</b>
<b>Expense</b>			
<b>EXPENSES</b>			
52030 Fire Protective clothing	1,468.96	4,000.00	36.7%
52040 Communication Services	150.00	1,500.00	10.0%
52060 Station/Household Expense	550.76	2,500.00	22.0%
52080 General Liability Ins	14,686.00	32,410.00	45.3%
52160 Equipment Maintenance	11,584.67	15,000.00	77.2%
52170 Fuels & Lubricants	4,110.08	12,500.00	32.9%
52180 Building maintenance	2,610.37	3,000.00	87.0%
52220 Gases, medical	564.33	1,000.00	56.4%
52260 Miscellaneous Expense	589.57	1,000.00	59.0%
52330 General Office	2,971.93	2,500.00	118.9%
52360 Special Services	88,670.50	190,096.00	46.6%
52370 Professional Services	12,139.69	5,580.00	217.6%
52390 County Services	0.00	3,500.00	0.0%
52460 Small Tools, Accessories	0.00	2,000.00	0.0%
52570 Publications Legal Notice	129.67	150.00	86.4%
52580 Special District Expense	1,870.00	3,900.00	47.9%
52800 Utilities	12,394.46	25,910.00	47.8%
53190 Taxes and Assessments	7.92	0.00	100.0%
<b>Total EXPENSES</b>	<b>154,498.91</b>	<b>306,546.00</b>	<b>50.4%</b>

**Newcastle Fire General Fund**  
**Revenue and Expense Report**  
**Fiscal Year 2023/2024**

	<u>Jul 1 - Dec 14, 23</u>	<u>Budget</u>	<u>% of Budget</u>
<b>54440 Fixed Assets Blding/Loan</b>	0.00	118,886.00	0.0%
<b>Payroll Expenses</b>			
<b>51010 Salaries &amp; Wages</b>	135,104.27	471,440.00	28.7%
<b>51030 Extra Help</b>	0.00	5,250.00	0.0%
<b>51040 Overtime Call Back</b>	28,431.88	75,770.00	37.5%
<b>51220 Payroll Tax</b>	12,393.59	41,700.00	29.7%
<b>51310 Employee Group Insurance</b>	17,925.77	56,000.00	32.0%
<b>51360 Workers Comp Insurance</b>	24,328.00	49,300.00	49.3%
<b>Total Payroll Expenses</b>	<u>218,183.51</u>	<u>699,460.00</u>	<u>31.2%</u>
<b>Total Expense</b>	<u>372,682.42</u>	<u>1,124,892.00</u>	<u>33.1%</u>
<b>Net Income</b>	<u><b>113,640.49</b></u>	<u><b>-155,932.00</b></u>	<u><b>-72.9%</b></u>

**Newcastle Fire General Fund**  
**Check Detail**  
November 13 through December 14, 2023

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
11/30/2023		Service Charge	US Bank Checking	
		Service Charge	Bank charges	-6.00
TOTAL				-6.00
11/13/2023	Sierra Office Supply		US Bank Checking	
11/13/2023		Transfer of care forms	SC2660 Supplies	-209.14
TOTAL				-209.14
11/15/2023	Fire Risk Management Se...		US Bank Checking	
11/15/2023		2nd quarterly payment	51360 Workers Comp Insuran...	-12,164.00
TOTAL				-12,164.00
11/15/2023	Placer Hills Fire District		US Bank Checking	
11/15/2023		Oct - Dec 2023	Admin services	-41,335.25
TOTAL				-41,335.25
11/16/2023	PG&E		US Bank Checking	
11/16/2023			Electricity/gas	-628.62
TOTAL				-628.62
11/16/2023	Principal Life		US Bank Checking	
11/16/2023			51310 Employee Group Insur...	-228.24
TOTAL				-228.24
11/16/2023	United Healthcare		US Bank Checking	
11/16/2023		December 2023	51310 Employee Group Insur...	-118.40
TOTAL				-118.40
12/13/2023	Auburn Ace Hardware	Acct 12	US Bank Checking	
12/13/2023		Multi-Tool Hangers	52180 Building maintenance	-21.44
TOTAL				-21.44
12/13/2023	Dawson Oil Company	Acct 42874	US Bank Checking	
12/13/2023		Acct 42874	52170 Fuels & Lubricants	-714.66
TOTAL				-714.66
12/13/2023	Harris Industrial Gases	Acct 3148	US Bank Checking	
12/13/2023		Acct 3148	52220 Gases, medical	-141.76
TOTAL				-141.76

**Newcastle Fire General Fund**  
**Check Detail**  
November 13 through December 14, 2023

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
12/13/2023	<b>Kaiser</b>		<b>US Bank Checking</b>	
12/13/2023			51310 Employee Group Insur...	-2,119.93
TOTAL				-2,119.93
12/13/2023	<b>North State Tire Co.</b>		<b>US Bank Checking</b>	
12/13/2023		2 Tires	E41 2004 HME	-1,804.26
TOTAL				-1,804.26
12/13/2023	<b>PCWA</b>	<b>Acct 66574</b>	<b>US Bank Checking</b>	
12/13/2023		Acct 66574	Water	-234.62
TOTAL				-234.62
12/13/2023	<b>Placer Hills Fire District</b>		<b>US Bank Checking</b>	
12/13/2023		Gold Mtn New Media ...	52570 Publications Legal Noti...	-129.67
		Lexipol Annual Policy ...	52370 Professional Services	-3,854.37
TOTAL				-3,984.04
12/13/2023	<b>US Bank</b>		<b>US Bank Checking</b>	
12/13/2023		Astound, Verizon	Phone/Cable/Internet	-548.54
		Clark	Pest control	-102.00
		Luna Tech	SC2660 Website Maintenance	-382.00
		Lowes (Tile), Pro Max...	52180 Building maintenance	-156.65
		Amazon	52060 Station/Household Exp...	-220.26
TOTAL				-1,409.45
12/14/2023	<b>Metz, Patrice</b>		<b>US Bank Checking</b>	
12/14/2023			SC2660 Recording Secretary	-75.00
TOTAL				-75.00



## Newcastle Fire Development Fees

## Revenue &amp; Expense

July 1 through December 14, 2023

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	<u>Jul 1 - Dec 14, 23</u>	<u>Budget</u>	<u>% of Budget</u>
Income			
Income Mitigation Fees			
42010 Investment Income	1,014.39	1,000.00	101.4%
46440 Mitigation Fees	26,853.67	95,000.00	28.3%
	<u>27,868.06</u>	<u>96,000.00</u>	<u>29.0%</u>
Total Income Mitigation Fees			
	<u>27,868.06</u>	<u>96,000.00</u>	<u>29.0%</u>
Total Income			
	<u>27,868.06</u>	<u>96,000.00</u>	<u>29.0%</u>
Expense			
52260 Miscellaneous	0.00	20,000.00	0.0%
54460 Fixed Assets (Equipment)			
53040 Principal	0.00	28,087.26	0.0%
53080 Interest	0.00	1,092.61	0.0%
	<u>0.00</u>	<u>29,179.87</u>	<u>0.0%</u>
Total 54460 Fixed Assets (Equipme...			
	<u>0.00</u>	<u>29,179.87</u>	<u>0.0%</u>
Total Expense			
	<u>0.00</u>	<u>49,179.87</u>	<u>0.0%</u>
Net Income			
	<u>27,868.06</u>	<u>46,820.13</u>	<u>59.5%</u>



# NEWCASTLE FIRE PROTECTION DISTRICT

PO Box 262, 9211 CYPRESS ST, NEWCASTLE, CA 95658

916-663-3323 FAX 916-663-3907 WWW.NEWCASTLEFIRE.ORG

*DIRECTORS: Lawrence Bettencourt, Jonita Elder, Robin Enos, James Heisterkamp, William Kahrl  
Fire Chief Ian Gow*

## Measure B/Measure F Appeal Form

Please complete the following information and send to Newcastle Fire Protection District, PO Box 350, Meadow Vista, CA 95722 or email to [admin@placerhillfire.org](mailto:admin@placerhillfire.org). Attach a copy of your property tax bill for the parcel assessment that you are appealing. If you have fully paid this assessment, please attach a document showing that your tax bill is fully paid. All appeals will be addressed at the next regular meeting of the Newcastle Fire District's Board of Directors. For more information call (530) 878-0405.

Taxpayer(s) Name: Colleen Mahaffey-Raty

Mailing Address: 2701 Rattlesnake Road Newcastle, CA 95658

Parcel Site Address: Same

Phone Number: (916) 663 - 1349 Email: [cmahaffey@ncbb.net](mailto:cmahaffey@ncbb.net)

Appeal Date 10/10/2023 Parcel Number(s) 042-225-010-000 barn

Combined Parcel Number (if applicable) 042-225-011-000 house

Tax Year 2023/2024 Taxes Paid yes / no

Reason why you are appealing the measure(s):

I did not realize that I could appeal a tax assessment, or I would have done it years ago. I do not think it is appropriate to assess a metal livestock barn at the same rate as a house. I think this should have been factored in when the tax was assessed, and an appropriate rate set then. I am requesting that the tax be removed or greatly reduced as I am also taxed for my home. The reality that I am currently paying about \$700 a year above and beyond regular property taxes to support the fire department is just too much. The two parcels cannot be sold separately.

On a side note, Rattlesnake Road could be much better protected fire wise if this department encouraged the Folsom State Park system to do some basic vegetation maintenance in the Rattlesnake Bar State Park. I have been on Rattlesnake Road for 25 years and use the park daily. Roadside vegetation has

never happened. This would be most beneficial to my area and ultimately the Auburn community.

Thank you for your consideration.

Signed Colin M. Pez Date 6/10/23



**Placer County Assessor**  
California

**Property Information**

<b>Assessor Parcel Number(APN)</b>	042-225-010-000
<b>Assessment Number</b>	042-225-010-000
<b>Tax Rate Area(TRA)</b>	056062
<b>Current Document Number</b>	2020R0059988
<b>Current Document Date</b>	6/18/2020
<b>SitusAddr</b>	2701 RATTLESNAKE RD NEWCASTLE 95658
<b>Property Type</b>	RESIDENTIAL, AUXILIARY IMP
<b>Lot Size(Acres)</b>	4.40
<b>Lot Size(SqFt)</b>	0.00
<b>Asmt Description</b>	4.4 AC POR PAR B PMOR 18 66
<b>Asmt Status</b>	ACTIVE

**Roll Values**

<b>Land</b>	\$508,106
<b>Structural Imprv</b>	\$167,041
<b>Fixtures Real Property</b>	\$0
<b>Growing Imprv.</b>	\$0
<b>Total land &amp; Improvemnets</b>	\$675,147
<b>Fixtures Personal Property</b>	\$0
<b>Personal Property</b>	\$0
<b>Manufactured Homes</b>	\$0
<b>Homeowners Exemption(HOX)</b>	\$0
<b>Other Exemptions</b>	\$0
<b>Net Assessed Value</b>	\$675,147

**Building Description**

<b>Building Seq. Number</b>	1
<b>Unit Seq. Number</b>	0


<b>Building Code</b>	1
<b>Current Doc Num</b>	2020R0059988
<b>Building Square Footage</b>	9275.00
<b>Number of units</b>	1
<b>Building Type</b>	Barn
<b>Garage Size</b>	0.00
<b>UnFinished Square Footage</b>	0.00
<b>Year Built</b>	1983
<b>Bedrooms</b>	0
<b>Full Baths</b>	0
<b>Half Baths</b>	0
<b>FirePlaces</b>	
<b>Pools</b>	



## Matthew R. Maynard

Assessor

 2980 Richardson Dr Auburn, CA, 95603

 530-889-4300

 [assessor@placer.ca.gov](mailto:assessor@placer.ca.gov)



# Placer County Assessor

California

## Property Information

<b>Assessor Parcel Number(APN)</b>	042-225-011-000
<b>Assessment Number</b>	042-225-011-000
<b>Tax Rate Area(TRA)</b>	056144
<b>Current Document Number</b>	2020R0059988
<b>Current Document Date</b>	6/18/2020
<b>SitusAddr</b>	2701 RATTLESNAKE RD NEWCASTLE 95658
<b>Property Type</b>	SINGLE FAM RES, HALF PLEX
<b>Lot Size(Acres)</b>	1.80
<b>Lot Size(SqFt)</b>	0.00
<b>Asmt Description</b>	1.8 AC POR PAR B PMOR 18 66
<b>Asmt Status</b>	ACTIVE

## Roll Values

<b>Land</b>	\$208,804
<b>Structural Imprv</b>	\$445,460
<b>Fixtures Real Property</b>	\$0
<b>Growing Imprv.</b>	\$0
<b>Total land &amp; Improvemnets</b>	\$654,264
<b>Fixtures Personal Property</b>	\$0
<b>Personal Property</b>	\$0
<b>Manufactured Homes</b>	\$0
<b>Homeowners Exemption(HOX)</b>	\$0
<b>Other Exemptions</b>	\$0
<b>Net Assessed Value</b>	\$654,264

## Building Description

<b>Building Seq. Number</b>	1
<b>Unit Seq. Number</b>	0


<b>Building Code</b>	1
<b>Current Doc Num</b>	2020R0059988
<b>Building Square Footage</b>	2931.00
<b>Number of units</b>	2
<b>Building Type</b>	Residence
<b>Garage Size</b>	550.00
<b>UnFinished Square Footage</b>	0.00
<b>Year Built</b>	0
<b>Bedrooms</b>	3
<b>Full Baths</b>	3
<b>Half Baths</b>	0
<b>FirePlaces</b>	1
<b>Pools</b>	



## Matthew R. Maynard

Assessor

 2980 Richardson Dr Auburn, CA, 95603

 530-889-4300

 [assessor@placer.ca.gov](mailto:assessor@placer.ca.gov)

S.1/4 SEC.32, T.12N., R.8E., M.D.B.&M.

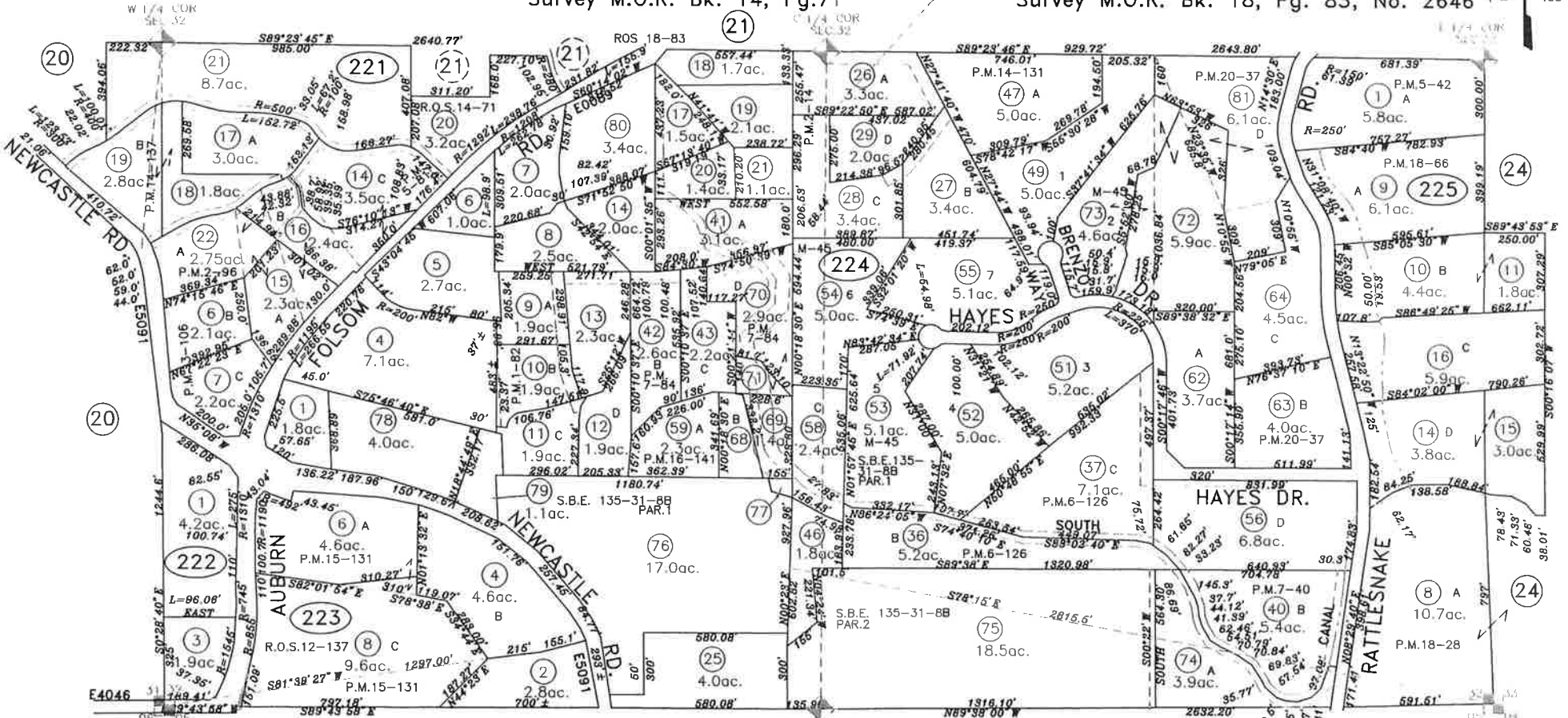
42-22

Parcel M.O.R. Bk. 16, Pg. 141, 73361  
 Parcel M.O.R. Bk. 17, Pg. 144, 73851  
 Parcel M.O.R. Bk. 18, Pg. 28, 73348  
 Parcel M.O.R. Bk. 18, Pg. 66, 73983  
 Parcel M.O.R. Bk. 20, Pg. 37, P-74239  
 Survey M.O.R. Bk. A, Pg. 32

Parcel M.O.R. Bk. 1, Pg. 82 & 86  
 Revised Parcel M.O.R. Bk. 2, Pg. 14 & 96  
 Parcel M.O.R. Bk. 3, Pg. 106  
 Parcel M.O.R. Bk. 5, Pg. 42 & 81  
 Survey M.O.R. Bk. 12, Pg. 137  
 Pickwick Hills Estates, M.O.R. Bk.M, Pg.45  
 Survey M.O.R. Bk. 14, Pg.71

Parcel M.O.R. Bk. 14, Pg. 137, 73193  
 Parcel M.O.R. Bk. 14, Pg. 131, 73246  
 Parcel M.O.R. Bk. 7, Pg. 40, 84  
 Survey M.O.R. Bk. 5, Pg. 108  
 Parcel M.O.R. Bk. 6, Pg. 126  
 Parcel M.O.R. Bk. 15, Pg. 131, P-73427  
 Survey M.O.R. Bk. 18, Pg. 83, No. 2646 1"

400'



PENRYN ROCK SPRINGS RD.

Bk.37

S.1/4 COR SEC.32

NOTE  
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.42 Pg.22  
 County of Placer, Calif.

08-11-2020  
 05-11-2020  
 04-23-2020  
 10-18-2014  
 02-09-2014  
 08-22-2002 JAC  
 Page Redrawn Per BaseMap Information

NOTE  
 All distances on curved lines are chord measurements.

NOTE  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles.



<https://www.facebook.com/whirlwind/>

## Whirlwind Ranch

January 10, 2018

The barn was transformed to a beautiful wedding venue. The horses seem to enjoy the festivities. Congratulations Dani and Dana!



## Whirlwind Ranch

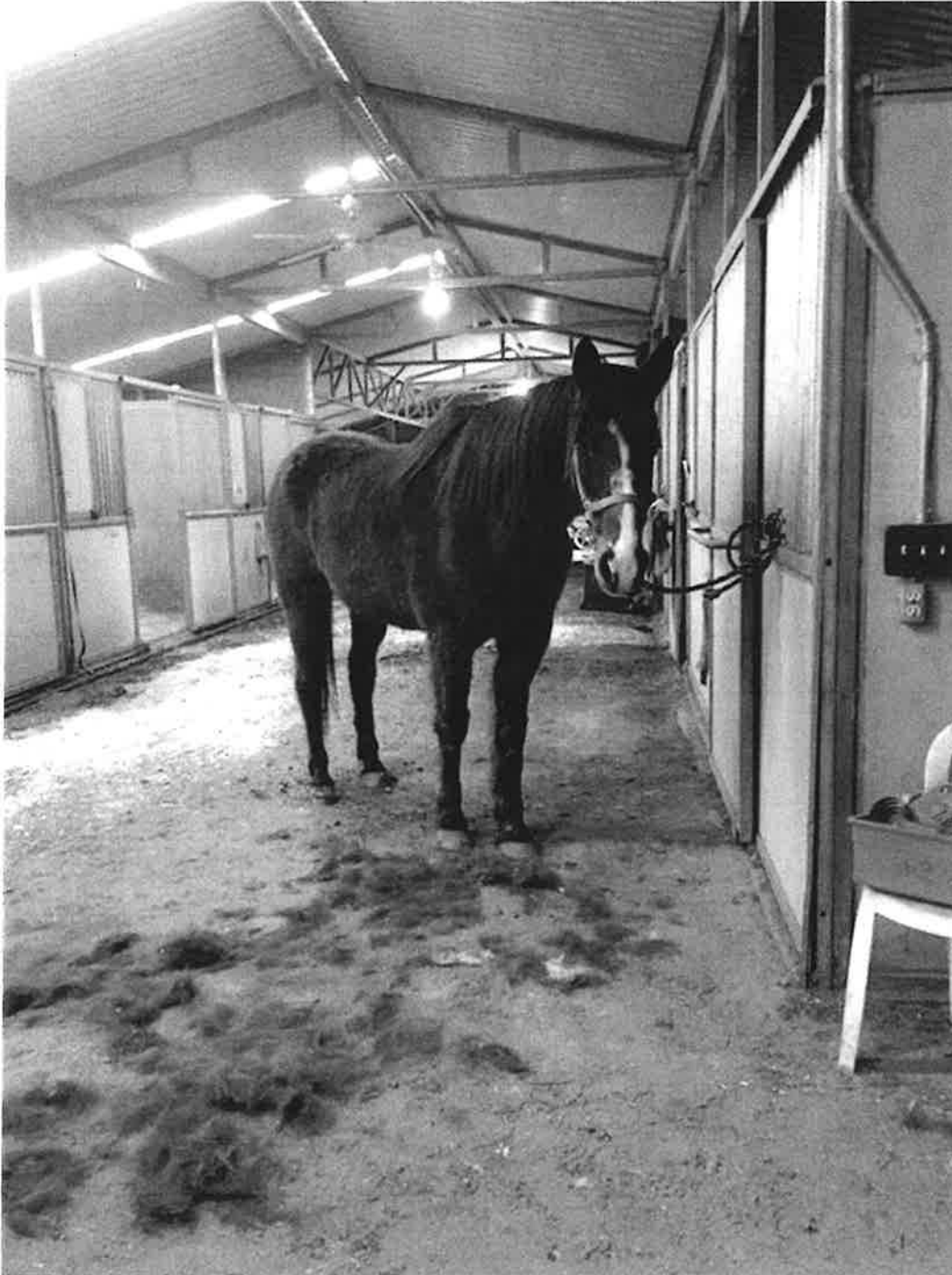
March 8, 2018

Pass the word..... We are looking for someone to feed two nights a week in exchange for discounted horse boarding. If interested, please contact me.

## Whirlwind Ranch

March 12, 2019

We gage when spring is coming by how much hair is on the ground!



Home > Vacation Rentals > United States of America > California > Placer County > Newcastle >

Whirlwind Horse Ranch We are pet friendly!, Newcastle

← See all properties

Save



Overview Amenities Policies Location Host

House

### Whirlwind Horse Ranch We are pet friendly!

★ 4.9/5 Exceptional

Guests rated this property 9.8/5 for cleanliness.

See all 84 reviews >

1 bedroom

1 bathroom

Sleeps 2

#### Popular amenities

Kitchen

Pet friendly

Air conditioning

Outdoor Space

Barbecue grill

#### Explore the area



Newcastle, CA

View in a map >

Folsom Lake State Recreation Area 6 min drive

Gold Country Fairgrounds 8 min drive

Folsom Lake 14 min drive

Sacramento, CA (SMF-Sacramento Intl.) 48 min drive

#### Rooms & beds

1 bedroom (sleeps 2)

Bedroom 1



1 King Bed

1 bathroom

Whirlwind Ranch Equestrian Center  
VRBO Rental Adjacent to Ranch  
Wedding in 'BARN' 2018

### Bathroom 1



Bathtub or shower

### Spaces

Kitchen

Garden

Dining Area

[See all rooms and beds details](#)

## About this property

### Whirlwind Horse Ranch We are pet friendly!

If you want to experience what living on a working ranch is like, you've come to the place. Our small but active ranch is home to 12 horses, 2 miniature donkeys, 2 barbados sheep, chickens, 4 cats, 1 bunny and an awesome border collie name Jax.

Your bunkhouse is adjacent to the barn. You can't get much closer! Enjoy a swing in the hammock while gazing at the green pastures filled with horses grazing. Bring your horse and trail ride in the Endurance Capital of the World.

Sign up for horse lessons, and/or a trail ride on one of our horses.

Spend the evening star gazing by the fire pit while listening to the local owls.

And more....

Our beautiful ranch is located 1.5 miles to Rattlesnake State Park/Folsom Lake. There is hiking, kayaking, boating and swimming. We are within 20 minutes of unlimited trails and the wine country. Enjoy hiking, kayaking, boating, and swimming nearby. Everything you could want in the Foothills.

P.S. There is a one time \$40 per dog/cat fee. Horse are \$25 per day.

### Property manager

Colleen Mahaffey-Raty

Premier Host

### Languages

English



Check-in

Select date



Check-out

Select date



Travelers

1 room, 2 travelers

## Amenities

 Kitchen

 Pet friendly

 Air conditioning

 Outdoor Space

 Barbecue grill

See all 31 amenities

## Similar properties



**1BD/BH Romantic  
Private Entrance, Suite...**  
Newcastle

- ✓ Pool
- ✓ Parking included
- ✓ Free WiFi

**5.0/5** Exceptional (79 reviews)



**Carriage Loft - HOT  
Large Spa, Full Kitchen...**  
Auburn

- ✓ Pool
- ✓ Parking included
- ✓ Free WiFi

**4.9/5** Exceptional (39 reviews)



**Cozy Guesthouse on 5  
acres**  
Placerville

- ✗ Pool
- ✓ Parking included
- ✓ Free WiFi

**4.8/5** Exceptional (9 reviews)



**Gorge Natur  
El Dora**

- ✓ Pc
- ✓ Pa
- ✓ Fr

**5.0/5** Exceptional (9 reviews)

## House Rules

Check in after 3:00 PM

Minimum age to rent: 21

Check out before 12:00 PM

### Children

Children allowed: ages 13-17

12 and over. Contact me to discuss under 12.

### Events

No events allowed

This would depend

### Pets

Pets allowed: dogs and cats (limit 2 total)

Dog and horses allowed for an extra fee.

### Smoking

Smoking is not permitted

\$40 per dog/pet per stay \$25 per horse per day

Dogs must be under owner control at all times, If a dog is caught chasing or harassing livestock you may be asked to leave.

See more

## Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

## Important information

### You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Note from host: This would depend

Safety features at this property include a carbon monoxide detector, a fire extinguisher, and a smoke detector

### We should mention

A car is recommended for transportation to and from this property

## About this area

### Newcastle

This vacation home is located in Newcastle. Bernhard Museum Complex and Folsom Powerhouse are cultural highlights, and some of the area's attractions include Gold Country Fairgrounds and Golfland Sunsplash. Folsom Lake Bowl Casino and Placer County Fairgrounds are also worth visiting. Swimming offers a great chance to get out on the surrounding water, or you can seek out an adventure with hiking nearby.

[View in a map](#)



### What's nearby

Folsom Lake State Recreation Area - 6 min drive

Gold Country Fairgrounds - 8 min drive

Superior Court Historic Courthouse - 9 min drive

Lake Clementine - 12 min drive

Folsom Lake - 14 min drive



### Restaurants

Taco Tree - 9 min drive

Denny's - 10 min drive

The Baker and The Cakemaker - 9 min drive

Auburn Ale House - 9 min drive

The Pour Choice - 9 min drive



### Getting around



Auburn/Conheim Station - 11 min drive



Sacramento Intl. Airport (SMF) - 48 min drive

★ **4.9** Exceptional  
84 reviews

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

[Learn more](#)

5 - Excellent	79
4 - Good	4
3 - Okay	1
2 - Poor	0
1 - Terrible	0

**4.9/5**  
Cleanliness

**5.0/5**  
Amenities

**5.0/5**  
Property conditions & facilities

**5/5 Excellent**

**Dr Manuel S., Pawleys Island, SC**  
Oct 12, 2023

😊 Liked: Cleanliness

**Dr**

My wife and I thoroughly enjoyed this very special place. We loved every moment of our stay at Colleen's bunk house, The horses and other animals are tremendous... and Jax is such a loving dog, it was a joy to have him around. Beautiful area in the Sierra foothills and the stars are amazing at night and in the early morning. Highly recommend!

Stayed 3 nights in Oct 2023

👍 0

**5/5 Excellent**

**Denny M.**  
Sep 19, 2023

😊 Liked: Cleanliness

**Restful**

The setting was perfect for a two night peaceful retreat. Coleen, the owner, was busy with the horses but took time to chat and make use feel at home. I recommend it!

Stayed 2 nights in Sep 2023

👍 0

**5/5 Excellent**

**Katy B.**  
Sep 8, 2023

😊 Liked: Cleanliness

**Peaceful Property**

Our stay at Colleen's ranch was truly exceptional. It provided a peaceful retreat, and we looked forward to the warm morning greetings from her friendly dog. The property's beauty and the outstanding amenities exceeded our expectations. Colleen, our gracious hostess, was exceptionally genuine and personable. We wholeheartedly recommend this wonderful experience to others!!!

Stayed 2 nights in Sep 2023

👍 0

**5/5 Excellent**

**Maria W., Roseville, CA**

Aug 26, 2023

😊 Liked: Cleanliness

### We love the horse ranch

A beautiful horse ranch in Newcastle. The king-sized bed is comfortable and the bunk house is great. This is our 4th time back. It's only 30 minutes from home and a great place to relax. Colleen, the owner, is so friendly and accommodating. She's great. We will be back. PS: your dog is welcome there.



Stayed 2 nights in Aug 2023

👍 0

### 5/5 Excellent

Shauna F.

Aug 15, 2023

😊 Liked: Cleanliness

### Beautiful Stay!

We loved our stay at this property! The bunkhouse was lovely, clean and had everything we needed for a comfortable stay. The ranch is gorgeous! Sitting outside and watching the horses in the pasture morning and evening was a dream. Our host was friendly and kind. We would to return! Do yourself a favor and book this property.

Stayed 2 nights in Aug 2023

👍 0

[See all reviews](#)

## About the host

Hosted by Colleen Mahaffey-Raty



### Languages:

English

### Premier Host



They consistently provide great experiences for their guests



#### Explore Vrbo

[List your property](#)

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# PLACER HILLS-NEWCASTLE-PENRYN FIRE PROTECTION DISTRICTS

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## STAFF REPORT

**To:** Board of Directors, Newcastle Fire Protection District  
**From:** Ian Gow, Fire Chief  
**By:** Mark D'Ambrogi, Fire Marshal   
**Date:** December 20, 2023  
**Subject:** Review of the Capital Improvement Plan and Mitigation Fee Review and Report for 2023

### The Issue

Shall the Board conduct a Public Hearing to review and approve the Capital Improvement Plan (CIP) and Mitigation Fee Review and Report and by resolution adopt the 2023 Fire Facilities Impact Fee schedule?

### Conclusion and Recommendation

Staff recommends the Board conduct a Public Hearing to review and approve the Capital Improvement Plan (CIP) and Mitigation Fee Review and Report and by resolution adopt the 2023 Fire Facilities Impact Fee schedule.

### Background

Government Code 66000 *et seq* allows local agencies to collect fees from new development to offset the impacts of that development on local services. Placer County Code Chapter 15.36.010.A identifies the requirements for fire protection districts to follow to collect such fees. The Placer County Board of Supervisors has the final approval to the adoption and adjustment to any fees imposed by fire districts.

As part of the requirements an annual Capital Improvement Plan (CIP) and report on mitigation fees collected and expended over the prior Fiscal Year need to be reviewed and adopted by the Board of Directors at a public hearing. The annual mitigation fee report may include an adjustment to the fee schedule based on the Construction Cost Index (CCI) published by the *Engineering News-Record*.

The CIP provides information on facilities, apparatus, and capital equipment, depreciation programs; estimated costs, schedule of replacement/purchase, and

long-term capital projects. The CIP provides an effective planning tool for the District and assists in the annual budget process.

The Mitigation Review and Report identifies the amount of mitigation fees collected, the amount of fees spent on capital purchases, and the types of purchases made with mitigation fees. The Review and Report may propose any changes to the current fee schedule based on the CCI for a given period.

Every 5-8 years a Fire Facilities Impact Study is performed by the Fire District to make any adjustments to the Fire Facilities Impact Fee Schedule.

The last Fire Facilities Impact Study was adopted by the Board of Supervisors on July 28, 2020.

Using the Construction Cost Index (CCI) of the San Francisco area (applies to the Sacramento area) as reported in the Engineering News-Record (ENR), for the 2022 calendar year the CCI indicated a 9.3% average increase in construction costs. It is recommended this construction cost increase of 9.3% be used as the basis to increase the Fire Facilities Impact and Mitigation Fee.

Current and Proposed Fee Schedule:

Residential:	\$1.21 per sq. foot to <b>\$1.32 per sq. foot</b>
Commercial:	\$1.21 per sq. foot to <b>\$1.32 per sq. foot</b>
Commercial Office:	\$1.21 per sq. foot to <b>\$1.32 per sq. foot</b>
Industrial:	\$1.21 per sq. foot to <b>\$1.32 per sq. foot</b>
Agricultural:	\$1.21 per sq. foot to <b>\$1.32 per sq. foot</b>

The fee schedule will be implemented and imposed on all new construction sixty (60) days after the Approval by the Placer County Board of Supervisors.

**Alternatives Available to the Board**

1. Conduct a Public Hearing and adopt by resolution, the Capital Improvement Plan (CIP) and Mitigation Fee Review and Report;
2. Take no action, the District will be unable to make adjustments to the current Mitigation Fee schedule.

**Fiscal Impact**

No fiscal impact or costs incurred to the budget is associated by this action. Future mitigation fees may be increased bringing added funding to the fire fee mitigation account.

**NEWCASTLE FIRE PROTECTION  
DISTRICT**



**CAPITAL IMPROVEMENT PLAN  
(CIP)  
AND  
MITIGATION FEE REVIEW AND  
REPORT  
2023**

## **Overview**

The Capital Improvement Plan (CIP) is considered a planning process for the Newcastle Fire Protection District. This plan attempts to identify the capital needs of the organization not only the immediate needs but also seeks to identify longer-term capital needs. In general, the CIP is a planning document that is updated annually through the budget process and subject to change as the needs of the organization and community become more defined and projects move along in their respective planning and budgeting processes. The use of a CIP provides for considerable advance project identification, planning, evaluation, scope, definition, design, public discussion, cost estimating, and financial planning.

Objectives used to develop the CIP include:

- To preserve and improve the infrastructure of the organization through capital asset procurement in a sustainable manner.
- To maximize the useful life of capital investments by scheduling major renovations, modifications, and procurement at the appropriate time.
- To identify and examine current and future infrastructure and equipment needs and establish priorities among projects so that available resources are used to the best advantage; and
- To improve financial planning and stability by comparing needs with resources, estimating future funding issues, and identifying potential fiscal implications.

This plan will serve several specific purposes such as a guide for the District Board and its administration towards current and future capital improvement needs, informs the district's personnel, the community, business, and other interested parties about the capital needs of the district and the projected costs of those needs, and identifies financial decisions, allocations, and needs over a prescribed period of time whether funding is available or not.

## **The Fire District**

The Fire Protection District provides all hazard services to the community of Newcastle in Placer County. The district's jurisdiction includes over 15 square miles of rural and suburban area and provides emergency medical services (EMS), fire response and suppression, fire prevention inspections, code enforcement, fire investigation, rescue operations, vehicle extrication, hazardous materials response, fire district administration, staff training, public education, and participates in the California Master Mutual Aid System through the Office of Emergency Services (OES) Fire & Rescue Branch.

Recommended standards for fire protection and emergency medical services are issued by the National Fire Protection Association (NFPA) and often considered industry standards. In addition are the Public Protection Classification Surveys performed by the Insurance Services Office (ISO) for the insurance industry. These surveys have a direct bearing on the premiums charged by companies for fire insurance. A major area of importance of these surveys include apparatus, equipment, and facilities.

### **Capital Improvement Components**

Capital improvement components contain, but not limited to the following:

Apparatus: Purchase and replacement of Type-I, Engines Type-III Engines; rescue vehicles; water tenders; command vehicles; utility vehicles; and support vehicles.

Major Equipment: Purchase and or replacement of personal protective equipment (PPEs), self-contained breathing apparatus (SCBAs), rescue tools, life support equipment, fire hose, communications equipment, information technology related devices and hardware, and small/portable equipment.

Facilities: New construction, renovation, and or replacement of fire stations, vehicle maintenance facilities, training facilities (both didactic classrooms and manipulative drill ground buildings and props), and administrative and support offices.

Property acquisition may also be considered a capital purchase to serve future needs of the fire district.

### **Capital Acquisitions Apparatus**

The Fire District has established some standard apparatus and equipment depreciation and replacement schedules. Primary funding is now provided through general funds, loans, mitigation fees, and or through grants.

Type I Engine Replacement Recommendations: Continue to follow and implement an apparatus replacement schedule of 15 years of frontline service for all Type I firefighting apparatus, with a minimum of 5 years reserve service before consideration of decommissioning the apparatus.

Apparatus refurbishment may also be a consideration.

Type III Engine Replacement Recommendations: Continue to follow and implement an apparatus replacement schedule of 20 years of frontline service for all Type III firefighting apparatus. Apparatus refurbishment may also be a consideration.

Water Tender Replacement Recommendations: Continue to follow and implement an apparatus replacement schedule of 25 years of frontline service for all Water Tender apparatus. Apparatus refurbishment may also be a consideration.

Light Duty Vehicle Replacement Recommendations: It is recommended that light vehicles should be considered for a replacement of 10 years for Command Vehicles and utility vehicles (due to intense, high mileage use).

Specialized Apparatus and Vehicles Recommendations: Specialized vehicles such as air units, rescues, and ATV units are recommended to be replaced as needs of the Fire District determine and based on the type of use and condition of such unit(s). Typical replacement may occur between 15 and 25 years. Refurbishment may also be a consideration.

See Attachment for District Capital Replacement Schedule

## **Capital Acquisitions Major Equipment**

This section discusses the replacement of major equipment in the on-going business of fire, rescue, and EMS service delivery by the Fire District. It includes personal protective equipment (PPE) turnout gear, self-contained breathing apparatus (SCBA), rescue extrication tools, life support cardiac monitoring/intervention equipment, fire hose, small equipment, radios, and information technology related devices. While some items may not be considered a capital asset by policy, they are included as a way of presenting ongoing equipment needs.

Personal Protective Equipment (PPE): PPE's are recommended to be replaced every 5 years, or when such turnout gear has met its life expectancy, or whenever the equipment is damaged beyond repair or fails an inspection. Wildland gear are recommend to be replaced between 3-5 years or has met its life expectancy, or whenever the equipment is damaged beyond repair or fails an inspection.

Fire Hose and Nozzles: The National Fire Protection Association's (NFPA) Standard-1962 calls for annual hose testing and allows for keeping hose as long as it passes the annual service test. However, a generally accepted practice is to remove hose from service after 20 years, as recommended by the NFPA in Standard-1962 (2008 Edition), Annex A.7.1., which states "While all users should establish their own retirement schedule, fire departments should give careful consideration to a 10-year maximum service life under normal operating conditions."

Rescue Tools: Hydraulic rescue tools are mission critical equipment for delivering service. These units should be replaced every 10 years depending on advances in technology and the cost of maintenance and repairs to each unit. "Jaws" that have been purchased and used in the last 5-10 years can have a life expectancy of up to 20 years.

EMS Equipment: The defibrillators and CPR Lucas devices are an integral part of the EMS delivery the Fire District provides. These units are recommended to be replaced every 15 years depending on advances in technology and the cost of maintenance and repairs to each unit.

Self-Contained Breathing Apparatus (SCBA): All SCBA cylinders require periodic hydrostatic testing as required by 49 CFR 180.205. Wrapped carbon fiber cylinders should be tested every five years and have a 15- year service life. Therefore the life expectancy of a SCBA is 15 years and the recommended replacement schedule.

Communication Equipment: Communication equipment such as radios, tablets, and pagers are ever changing due to new technology and need to be replaced when such technology no longer supports the Fire District mission. As new technology advances communication equipment need to adapt to the environment to ensure the safest and most efficient means for personnel to perform in the field.

See Attachment for District Capital Replacement Schedule

### Capital Acquisitions Facilities

Capital improvements and investments in facilities can represent some of the largest expenditures of a Capital Improvement Plan, especially if new fire facilities are contemplated. The following is the list of facilities within the Fire District with estimated replacement values and future long term capital improvements.

### Newcastle Fire Protection District Facilities

Fire Station #41, 9350 Old State Highway, Newcastle, CA.

<b>Fire District Facilities</b>	<b>Facility Type</b>	<b>Replacement Cost</b>
Fire Station #41	Fire Station	\$4,500,000.00
<b>Total</b>		<b>\$4,500,000.00</b>

During FY 22/23, Newcastle Fire Protection District completed construction on the first true fire station for the Fire District. The former facility located at 9211 Cypress St, Newcastle, was a Community Center built in the early 1900's and used by the Newcastle Fire Protection District to house fire equipment, apparatus, and personnel.

### Future Long Term Capital Improvements: Facilities

<b>Facility</b>	<b>Description</b>	<b>Status</b>	<b>Estimated Costs</b>
Station #41	Fuel storage appliances	Add fuel storage facilities; diesel and gasoline fuels, to the new station facilities. Site work prep completed (Performed with new station build). Schedule-TBD Unfunded Project	\$30,000.00
Station #41	SCBA air compressor replacement	Replace the SCBA air compressor in the new station for filling of 5000 PSI SCBA bottles. Schedule-TBD Unfunded Project	\$100,000.00



### **Funding Sources for Capital Improvement**

Sources for capital improvements derive from a number of sources. Funds are generated through local property tax allotment, assessments, fees, charges for services, and outside funding such as grants and loans. The availability of funds fluctuates on a number of factors including assessed property values, employee costs, consultants and service contracts, insurance costs, and general economic cost increases. Other funding sources for capital purchases may include:

General Fund. General funds are monies collected from property tax apportionment, fees for services, assessments, and other revenue generation in relation to services provided. Unless designated, general funds are spent on the operations of the organization, including capital expenditures.

Loan Financing. Loan financing is generated through the borrowing of funds (principal) at a cost (interest) through a financial institute and or governmental agency and can include the sale of municipal bonds. Loans are typically used for specific one-time capital purchases.

Grant Funding. Grant funding is made available for capital purchases primarily through the Federal Emergency Management Agency (FEMA) through the Assistance to Firefighter's Grants (AFG). This program is offered on a national level and is extremely competitive throughout the United States Fire Service.

Mitigation and Facility Impact Fees. These fees derive from development within the fire district and are intended to off-set impacts development may have on the fire district in providing services. These fees may be restrictive in what they can be used for regarding capital projects.

## **Review and Reporting of Fire Facility Impact and Mitigation Fees.**

The Fire District, under Government Code § 66000 *et. seq.*, is allowed to collect fees from new development to offset the impacts on local services. This is known as the Fire Facilities Impact and Mitigation Fee. The fee is collected on all new construction including additions and is applied towards capital expenditures such as fire facilities, apparatus, and firefighting equipment to meet future service demands of the Fire District.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed or what is commonly referred to as the “Nexus” requirement. Government Code Section 66001 states that in any action “establishing, increasing, or imposing a fee as a condition of approval of a development project,” the local agency shall do all of the following:

- 1) Identify the purpose of the fee.
- 2) Identify how the fee is to be used. If the use is for financing public facilities, the facilities shall be identified.
- 3) Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- 4) Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- 5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

### Purpose of the Fee

The purpose of this development impact fee is to ensure that new development within the District pays its proportionate share of the capital investments to be made by the District along with its share of future capital costs, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population. The District is prudent in requiring that new development will not burden existing property owners with the cost of public facilities required to accommodate growth. The District can further this objective through the imposition of development impact fees. The purpose of the development impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee helps to ensure that the level of service is maintained as new development offsets the increased costs of providing service as growth occurs.

### Use of the Fee

The development impact fee will fund new construction of fire stations, apparatus, vehicles, and capital equipment needed to serve new development. All facilities and capital equipment will be located within the boundaries of the District. As identified in the Capital Improvement Plan, these facilities include:

- ◆ land for new fire stations
- ◆ fire station construction or expansion
- ◆ fire apparatus acquisition
- ◆ vehicle acquisition
- ◆ capital equipment acquisition
- ◆ financing costs associated with the above listed capital expenditures

#### Benefit Relationship

The Fire District will restrict fee revenues to the acquisition of land, construction/reconstruction/expansion of buildings, and purchase of apparatus, vehicles and capital equipment, and related financing costs to serve new development. Fire facilities and capital equipment funded by the fee will further the District-wide network of services accessible to the additional residences and businesses associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and non-residential types of new development that will pay the fee.

#### Burden Relationship

The purpose of assessing an impact fee is to provide the capital resources necessary to sustain a constant level of service for fire protection, emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other life safety services that is required of a growing service population. Based on the District's historical experience in responding to calls for service among the varying types of development in its boundaries, it is appropriate to assess the fee on a uniform basis in order to share the costs on a pro rata basis among existing and new development. Thus, there is a reasonable relationship between the use of the fee and the type of development served by the capital resources funded by the fee.

#### Proportionality

The reasonable proportionality relationship can be established by identifying the facility costs attributable to future development, then establishing fee rates that allocate those costs in proportion to the demands created by each type of development project. The fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that facility. Further, fees are imposed based on building size as measured by habitable and enclosed square feet of each building.

The Fire District utilizes the services of a consultant to perform a "nexus" study. This study is intended to update the development impact fee imposed by the District. This report summarizes an analysis of the need for fire facilities and equipment to accommodate new development within the District's boundaries and documents a reasonable relationship between new development, the fee, and the facilities and capital equipment to be funded.

The study updates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current service levels. This fee is translated into a per square foot cost that is imposed on any new construction which may occur. Impact fees

paid will allow for the District to provide the necessary facilities, vehicles, and equipment necessary to maintain current service levels.

The nexus study for this district was approved by the Placer County Board of Supervisors on July 28, 2020. The Mitigation Fee Act requires this fee review and reporting annually and additional five-year findings in 2025.

Placer County has and will continue to experience growth. Consequently, local fire districts are faced with the challenge of providing service to an expanding customer base with limited resources for upgrading the infrastructure necessary to accommodate such expansion. The Fire District too faces the challenge of providing fire facilities and services to service new development within its boundaries. The impact fees collected as a result of new construction provides a funding source for the construction of fire facilities and purchase of vehicles and equipment necessary for this purpose.

This fee can be adjusted annually using the Construction Cost Index (CCI) of the San Francisco area (applies to the Sacramento area) as reported in the Engineering News-Record (ENR) and is approved for use as an annual cost escalator to be applied to the fee.

For the 2022 calendar year, January 1 through December 31, the CCI indicated a 9.3% average increase in construction costs. It is recommended this construction cost increase of 9.3% be used as the basis to increase the Fire Facilities Impact and Mitigation Fee.

Current and Proposed Fee Schedule:

Construction Type	Current Fee	Proposed Fee
Residential	\$1.21 per sq. foot	\$1.32 per sq. foot
Commercial	\$1.21 per sq. foot	\$1.32 per sq. foot
Commercial Office	\$1.21 per sq. foot	\$1.32 per sq. foot

## Newcastle Fire Protection District Annual Mitigation Fee Reporting for FY 22/23

	FY 21/22	FY 22/23	Budgeted 23/24	Projected 24/25	Projected 25/26
<b>Revenue</b>					
Mitigation Fees	68,967.58	138,038.01	95,000.00	95,000.00	95,000.00
Investment Income	181.73	1,420.98	1,000.00	1,000.00	1,000.00
<b>Total Revenue</b>	<b>69,149.31</b>	<b>139,458.99</b>	<b>96,000.00</b>	<b>96,000.00</b>	<b>96,000.00</b>
<b>Expense</b>					
Type 3 Brush Rig	29,179.87	29,179.87	29,179.87		
New Fire Station expenses/loan	79,512.97	105,816.85	72,800.00	145,605.50	144,150.00
New Equipment - Tablet Command			20,000.00		
<b>Total Expense</b>	<b>108,692.84</b>	<b>134,996.72</b>	<b>121,979.87</b>	<b>145,605.50</b>	<b>144,150.00</b>
<b>Net Revenue</b>	<b>-39,543.53</b>	<b>4,462.27</b>	<b>-25,979.87</b>	<b>-49,605.50</b>	<b>-48,150.00</b>
<b>Beginning Balance</b>	<b>122,064.53</b>	<b>82,521.00</b>	<b>86,983.27</b>	<b>61,003.40</b>	<b>11,397.90</b>
<b>Ending Balance</b>	<b>82,521.00</b>	<b>86,983.27</b>	<b>61,003.40</b>	<b>11,397.90</b>	<b>-36,752.10</b>

\*Note New Fire Station Loan until 2063 ≈ 144,000 annually

The Newcastle Fire Protection District shows a current mitigation fee balance of \$86,983.27 and FY 22/23 mitigation fee revenues of \$139,458.99 with expenditures of \$134,996.72. FY 23/24 expenditures are \$121,979.87 with estimated revenues of \$96,000.00 with a mitigation fee balance of \$61,003.40.

### Current Capital Funding Obligations

Type 3 Engine Loan- \$29,179.87/Year. Last Payment FY 23/24

Fire Station #41 Loan- 40 year, \$144,955.50/Year. Last Payment FY 63/64





# NEWCASTLE FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

*Lawrence Bettencourt, John Burns, Jonita Elder, James Heisterkamp, William Kahrl, Fire Chief Ian Gow*

## RESOLUTION NO. 2023-11

### RESOLUTION OF THE BOARD OF DIRECTORS OF THE NEWCASTLE FIRE PROTECTION DISTRICT UPDATING THE FIRE FACILITIES IMPACT AND MITIGATION FEE SCHEDULE

**WHEREAS**, the Newcastle Fire Protection District adopted a Capital Improvement Plan and Mitigation Fee Review and Report on December 20, 2023, by Resolution; *and*

**WHEREAS**, the Board of Directors of the District reviewed and approved the Capital Improvement Plan and Mitigation Fee Review and Report update in accordance with the requirements of Government Code 66000 et seq. *and*;

**WHEREAS**, the Board of Directors of the District has reviewed the Mitigation Fee schedule and approves an increase using the 2022 average of the San Francisco Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) *and*;

**WHEREAS**, based on the average change from January 1, 2022 to December 31, 2022 of the San Francisco Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) of the CCI, the District has applied the fee increase of 9.3 percent *and*;

**WHEREAS**, the Board of Directors presented this matter at a Public Hearing on December 20, 2023.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the Newcastle Fire Protection District does hereby adopt the annual cost escalator to be applied to the Fire Facilities Impact and Mitigation Fee schedule.

**BE IT FURTHER RESOLVED**, The following fee shall be imposed on all new construction sixty (60) days after the approval by the Placer County Board of Supervisors:

\$1.32 per square foot: Includes residential, commercial, office, industrial, and additions to existing buildings which require the issuance of a permit or approval from the County of Placer;

**BE IT FURTHER RESOLVED**, the Board of Directors of the Newcastle Fire Protection District approves this fee to be adjusted annually using the Construction Cost Index (CCI) of the San Francisco area (applies to the Sacramento area) as reported in the Engineering News-Record (ENR) as an annual cost escalator.

**APPROVED, PASSED AND ADOPTED** at a regular meeting of the Governing Board of the Newcastle Fire Protection District at Newcastle, California on December 20, 2023 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
William Kahrl, Chair

ATTEST: \_\_\_\_\_  
James Heisterkamp, Secretary

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## CAPITALIZATION POLICY

**XXXX.1** This accounting policy establishes the minimum cost (capitalization amount) that shall be used to determine the capital assets that are to be recorded in the Placer Hills – Newcastle Fire Protection Districts' annual financial statements.

**XXXX.2** Capital Asset is defined as a unit of property that:

- a. Has an economic useful life that extends beyond three (3) years; and
- b. Cost is \$10,000 or more.

**XXXX.3** All capital purchases require competitive bids. Three bids is preferred unless the purchase is only available from a single source. (See Purchasing Policy). To obtain the benefits of volume purchases or reduce administrative expenses and time, the District may use the competitive bids or RFPs obtained by other governmental entities (piggybacking)





# NEWCASTLE FIRE PROTECTION DISTRICT

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530-878-0405 FAX 530-878-0959 WWW.NEWCASTLEFIRE.ORG

*DIRECTORS: Lawrence Bettencourt, John Burns, Jonita Elder, James Heisterkamp, William Kahrl  
Fire Chief Ian Gow*

## RESOLUTION NO. 2023-12

### A RESOLUTION AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2023-2024 TO REFLECT CHANGES IN EXPENSES AND TO DIRECT THE PLACER COUNTY AUDITOR-CONTROLLER TO UPDATE THE BUDGET

**WHEREAS:** The Board of Directors of the Newcastle Fire Protection District is fiscally responsible for the budget for the Fire District and;

**WHEREAS:** The Board of Directors of the Newcastle Fire District has reviewed the current operating and mitigation budgets and recognizes that the operating budget needs to be updated to reflect changes in expenditures approved by the Board during the fiscal year and;

**NOW THEREFORE BE IT RESOLVED,** that the Board of Directors of the Newcastle Fire Protection District authorize and direct the Placer County Auditor-Controller to make the necessary amendments to the operating budget for Fiscal Year 2023-2024.

**PASSED AND ADOPTED** by the Board of Directors of the Newcastle Fire Protection District this 20th day of December 2023, by the following vote on roll call:

AYES:

NOES:

ABSENT:

ABSTAIN:

Signed: \_\_\_\_\_  
William Kahrl, President

Attest: \_\_\_\_\_  
Jim Heisterkamp, Board Secretary



# NEWCASTLE FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

*Lawrence Bettencourt, John Burns, Jonita Elder, James Heisterkamp, William Kahl  
Fire Chief Ian Gow*

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## **REGULAR MEETINGS OF THE BOARD OF DIRECTORS FOR 2024**

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Third Wednesday of every month. All meetings start promptly at 6 pm.

January 17, 2024

February 21, 2024

March 20, 2024

April 17, 2024

May 15, 2024

June 19, 2024

July 17, 2024

August 21, 2024

September 18, 2024

October 16, 2024

November 20, 2024

December 18, 2024