



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, January 17, 2024 @ 6:00 p.m.

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

This meeting will be open to in-person attendance.

1. **CALL MEETING TO ORDER:** Pledge of Allegiance
2. **APPROVAL OF AGENDA:**
3. **APPROVAL OF MINUTES:** Amended November 15, 2023 Regular Meeting and December 20, 2023 Regular Meeting
4. **BILL APPROVAL AND FINANCIAL REPORT:** December 2023/January 2024
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) Consider and adopt Resolution No. 2024-01 Review and Accept the State Mandated Annual Fire Inspection Report for 2023
 - (C) Election of Board officers and appointment of Board Committees
12. **DIRECTORS REPORTS:**
13. **MEETING ADJOURNED:**

Next Board meeting: February 21, 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

Amended 12/20/2023

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. In Placer County and other parts of California 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 Protection District
Minutes of Special Board of Directors Meeting
December 20, 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. All directors were present.
- d. Chief Gow, Fire Marshal D'Ambrogi, BC Slusher, DM Lofrano and DM Armstrong were present.

2. Approval of Agenda

- a. Chairman Kahrl requested that action item 11 (a) be continued until January and that the remaining action items be moved up prior to item 7 (Chief's Report) as he needs to leave no later than 7:15 p.m. Secretary Heisterkamp made a motion to approve the agenda as amended. VC Elder seconds the motion. Motion carries unanimously via roll call vote (5/0).

3. Approval of Minutes

- a. Chairman Kahrl requested that item 9 b. i. 2. Be amended to the following "In Placer County and other parts of CA general plan..." Director Bettencourt made a motion to approve the minutes of the November 15th regular meeting as amended. Secretary Heisterkamp seconds the motion. Motion carries via roll call vote (4/0), VC Elder abstained.

4. Approval of Financial Report

- a. VC Elder 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 (5/0).

5. Correspondence

- a. None

6. Public Comment

- a. Jon Anacker – Mrs. Anacker baked delicious cookies for everyone at tonight's meeting.

7. Chief's Report

- a. Chief Gow reporting:
 - i. Newcastle
 1. BC Nelson has ordered the new SCBA's. He is also working on selling the old equipment once the new ones are in service.
 2. The contractor fixed the broken rafter at Station 41.
 3. The broken stove has also been repaired.
 4. Would the board like to keep offering monthly meeting via Zoom? The board declined to continue zoom meetings.
 - 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. Mitigation revenue is at 30% of budget. It should pick up in the spring.
 - v. Affordable housing re-zone is in the EIR stage.
- c. BC Slusher Reporting:
 - i. YTD Calls: 707 2022: 721

- ii. Aid was provided 13 times.
- iii. Aid was received 0 times.

8. Newcastle Professional Firefighter's Association

- i. Nothing to report.
- ii. Chairman Kahrl thanked L3800 for a successful year.

9. Board Committee Reports

- a. Building Committee report on the new fire station.
 - 1. Director Bettencourt reporting:
 - 2. PG&E charged the district \$35k to replace a transformer. The job has not been completed. The district was also charged \$68k to replace lines across I-80. That job has not been done.
 - 3. Now is the time to approach PG&E to get a credit similar to the one received from SPMUD.
- b. Inter-district Cooperation Ad-hoc Committee.
 - 1. No report.

10. Informational/Non-Action Items

- a. None

11. Action Items

- a. Board to reconsider Ms. Mahaffey-Raty's request to waive the Measure B & Measure F fees for her barn.
 - i. This item was continued to January at the request of Ms. Mahaffey-Raty.
- 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.
 - i. Fire Marshal D'Ambrogi reviewed the background of the Capital Improvement Plan and Mitigation Fee Review and Report for 2023.
 - ii. The public hearing was opened at 6:15 p.m.
 - 1. Mr. Anacker stated that he has a lot of confidence in the author of the documents presented.
 - 2. No further public comment was received.
 - 3. The public hearing was closed at 6:20 p.m.
 - iii. Secretary Heisterkamp made a motion to adopt Resolution No. 2023-11 as presented. VC Elder seconds the motion. Motion carries unanimously via roll call vote (5/0).
- c. Consider and approve the second reading of the Capitalization Policy.
 - i. Chief Gow reported that no changes have been made since the first reading.
 - ii. VC Elder made a motion to approve the second reading of the Capitalization Policy. Director Bettencourt seconds the motion. Motion carries unanimously via roll call vote (5/0).
- d. Consider and adopt Resolution No. 2023-12 amending the budget for FY 23/24 to reflect approximate cost of \$83k for purchase of SCBA's.
 - i. Secretary Heisterkamp reported that this a recommendation by the Finance Committee.
 - ii. VC Elder made a motion to approve the proposed budget revision as presented. Director Burns seconds the motion. Motion carries unanimously via roll call vote (5/0).
 - iii. Consider and approve meeting dates for 2024.
 - 1. Secretary Heisterkamp made a motion to approve the meeting dates for 2024 as presented. Director Bettencourt seconds the motion. Motion carries unanimously via roll call vote (5/0).

12. Director's Reports

- a. Chairman Kahrl thanked DM Lofrano for her service as this is her last meeting before her retirement. Chief Gow introduced DM Michelle Armstrong who will be taking Gill's place.

- b. Secretary Heisterkamp reported that there was an error made during the sale of the old station 41. It was an error by the title company and has been fixed and recorded. All fees to correct the error were paid by the title company.
- c. Director Burns:
 - i. Reported that he is planning to speak at the Board of Supervisor's meeting about insurance challenges in the area.
 - ii. Would like to know more about ALS response. Chief Gow and BC Slusher will schedule a time to have coffee with him to discuss.

13. Chairman Kahrl adjourned the meeting at 7:05 p.m.

Respectfully Submitted:



Patrice Metz, Recording Secretary

Approved

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

	Jul 1, '23 - Jan 11, 24	Budget	% of Budget
Income			
REVENUE			
Property Taxes	6,585.47	333,398.00	2.0%
40180 Other Taxes	791.52	570,646.00	0.1%
42010 Investment Income	6,363.31	500.00	1,272.7%
44350 State Homeowners Relief	0.00	1,716.00	0.0%
45010 Grants	4,417.72	0.00	100.0%
46090 Planning, pre-development	234.60	0.00	100.0%
46350 Fire Services			
Fire Recovery	2,093.73	1,500.00	139.6%
Strike Team deployments	26,736.42	49,000.00	54.6%
Total 46350 Fire Services	28,830.15	50,500.00	57.1%
46360 Other Fees and Charges			
Fire Code Compliance Inspection	5,000.00	12,000.00	41.7%
Total 46360 Other Fees and Charges	5,000.00	12,000.00	41.7%
47010 Donations	10,000.00	0.00	100.0%
48030 Miscellaneous	492.70	200.00	246.4%
49030 Proceeds asset sale	436,299.10	0.00	100.0%
Total REVENUE	499,014.57	968,960.00	51.5%
Total Income	499,014.57	968,960.00	51.5%
Expense			
EXPENSES			
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	22,029.00	32,410.00	68.0%
52160 Equipment Maintenance	11,662.91	15,000.00	77.8%
52170 Fuels & Lubricants	4,110.08	12,500.00	32.9%
52180 Building maintenance	2,858.73	3,000.00	95.3%
52220 Gases, medical	695.78	1,000.00	69.6%
52260 Miscellaneous Expense	589.57	1,000.00	59.0%
52330 General Office	3,106.93	2,500.00	124.3%
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	2,045.00	3,900.00	52.4%
52800 Utilities	13,588.45	25,910.00	52.4%
53190 Taxes and Assessments	7.92	0.00	100.0%

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

	<u>Jul 1, '23 - Jan 11, 24</u>	<u>Budget</u>	<u>% of Budget</u>
Total EXPENSES	163,803.95	306,546.00	53.4%
54440 Fixed Assets Blding/Loan	0.00	118,886.00	0.0%
Payroll Expenses			
51010 Salaries & Wages			
Strike team salaries	0.00	25,000.00	0.0%
51010 Salaries & Wages - Other	168,554.59	446,440.00	37.8%
Total 51010 Salaries & Wages	168,554.59	471,440.00	35.8%
51030 Extra Help	0.00	5,250.00	0.0%
51040 Overtime Call Back	35,190.59	75,770.00	46.4%
51220 Payroll Tax	15,439.64	41,700.00	37.0%
51310 Employee Group Insurance	20,273.94	56,000.00	36.2%
51360 Workers Comp Insurance	24,328.00	49,300.00	49.3%
Total Payroll Expenses	263,786.76	699,460.00	37.7%
Total Expense	427,590.71	1,124,892.00	38.0%
Net Income	71,423.86	-155,932.00	-45.8%

Newcastle Fire General Fund
Check Detail
December 15, 2023 through January 11, 2024

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
12/26/2023	Bill Kahrl		US Bank Checking	
12/26/2023		Board Meetings (Nov ...	SC4050 Commission Reimbu...	-50.00
TOTAL				-50.00
12/26/2023	ISU Insurance Atwood Ag...		US Bank Checking	
01/01/2024		Installment #4	52080 General Liability Ins	-7,343.00
TOTAL				-7,343.00
12/26/2023	John Burns		US Bank Checking	
12/26/2023		Board Meetings (Nov,...	SC4050 Commission Reimbu...	-50.00
TOTAL				-50.00
12/26/2023	Lawrence Bettencourt		US Bank Checking	
12/26/2023		Board Meetings (Oct, ...	SC4050 Commission Reimbu...	-75.00
TOTAL				-75.00
12/26/2023	Metz, Patrice		US Bank Checking	
12/26/2023		December Board Mee...	SC2660 Recording Secretary	-75.00
TOTAL				-75.00
12/26/2023	Placer Hills Fire District		US Bank Checking	
12/22/2023		Reimburse for INV 19...	52220 Gases, medical	-131.45
TOTAL				-131.45
12/26/2023	Principal Life	Acct 1029933-10001	US Bank Checking	
12/26/2023		Jan 2024	51310 Employee Group Insur...	-228.24
TOTAL				-228.24
12/26/2023	SPMUD		US Bank Checking	
12/22/2023		Acct 215-1025689-00	Sewer	-633.67
TOTAL				-633.67
01/04/2024	Auburn Ace Hardware		US Bank Checking	
01/04/2024			52160 Equipment Maintenance	-41.80
TOTAL				-41.80
01/04/2024	Kaiser	Customer No 51293...	US Bank Checking	
01/04/2024		Customer No 512935...	51310 Employee Group Insur...	-2,119.93
TOTAL				-2,119.93

Newcastle Fire General Fund
Check Detail
December 15, 2023 through January 11, 2024

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
01/04/2024	Napa Auto Parts	Acct 8804833	US Bank Checking	
01/04/2024		Acct 8804833	52160 Equipment Maintenance	-36.44
TOTAL				-36.44
01/04/2024	Norris Electric Corp.		US Bank Checking	
12/19/2023			52180 Building maintenance	-248.36
TOTAL				-248.36
01/04/2024	PG&E	Acct No 3630879520-6	US Bank Checking	
01/04/2024		Acct No 3630879520-6	Electricity/gas	-560.32
TOTAL				-560.32

Newcastle Fire Development Fees
Revenue & Expense

July 1, 2023 through January 11, 2024

	<u>Jul 1, '23 - Jan 11, 24</u>	<u>Budget</u>	<u>% of Budget</u>
Income			
Income Mitigation Fees			
42010 Investment Income	1,309.81	1,000.00	131.0%
46440 Mitigation Fees	33,381.05	95,000.00	35.1%
Total Income Mitigation Fees	<u>34,690.86</u>	<u>96,000.00</u>	<u>36.1%</u>
Total Income	<u>34,690.86</u>	<u>96,000.00</u>	<u>36.1%</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%
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><u>34,690.86</u></u>	<u><u>46,820.13</u></u>	<u><u>74.1%</u></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. 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

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

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

Roll Values

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

Building Description

Building Seq. Number	1
Unit Seq. Number	0


Building Code	1
Current Doc Num	2020R0059988
Building Square Footage	9275,00
Number of units	1
Building Type	Barn
Garage Size	0.00
UnFinished Square Footage	0.00
Year Built	1983
Bedrooms	0
Full Baths	0
Half Baths	0
FirePlaces	
Pools	



Matthew R. Maynard

Assessor

 2980 Richardson Dr Auburn, CA, 95603

 530-889-4300

 assessor@placer.ca.gov



Placer County Assessor

California

Property Information

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

Roll Values

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

Building Description

Building Seq. Number	1
Unit Seq. Number	0


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



Matthew R. Maynard

Assessor

 2980 Richardson Dr Auburn, CA, 95603

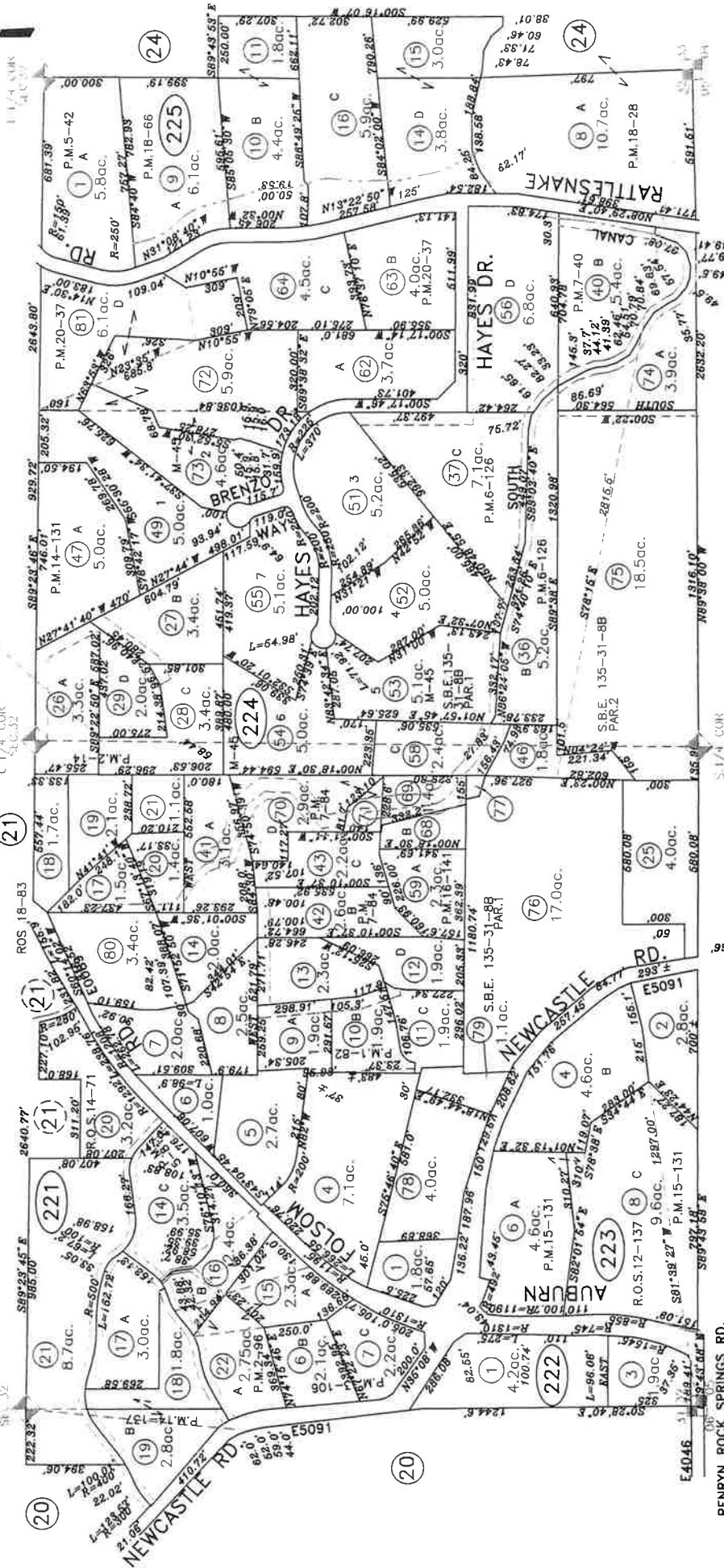
 530-889-4300

 assessor@placer.ca.gov

S.1/4 SEC.32, T.12N., R.8E., M.D.B.&M.
 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 & 81
 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. 16, Pg. 141, 73361
 Parcel M.O.R. Bk. 17, Pg. 144, 733851
 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

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"



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

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.

NOTE
 All distances on curved lines are chord measurements.

NOTE
 Page Redrawn Per BaseMap Information

08-11-2020
 04-23-2020
 10-16-2014
 08-09-2002 JAC
 Page Redrawn Per BaseMap Information

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

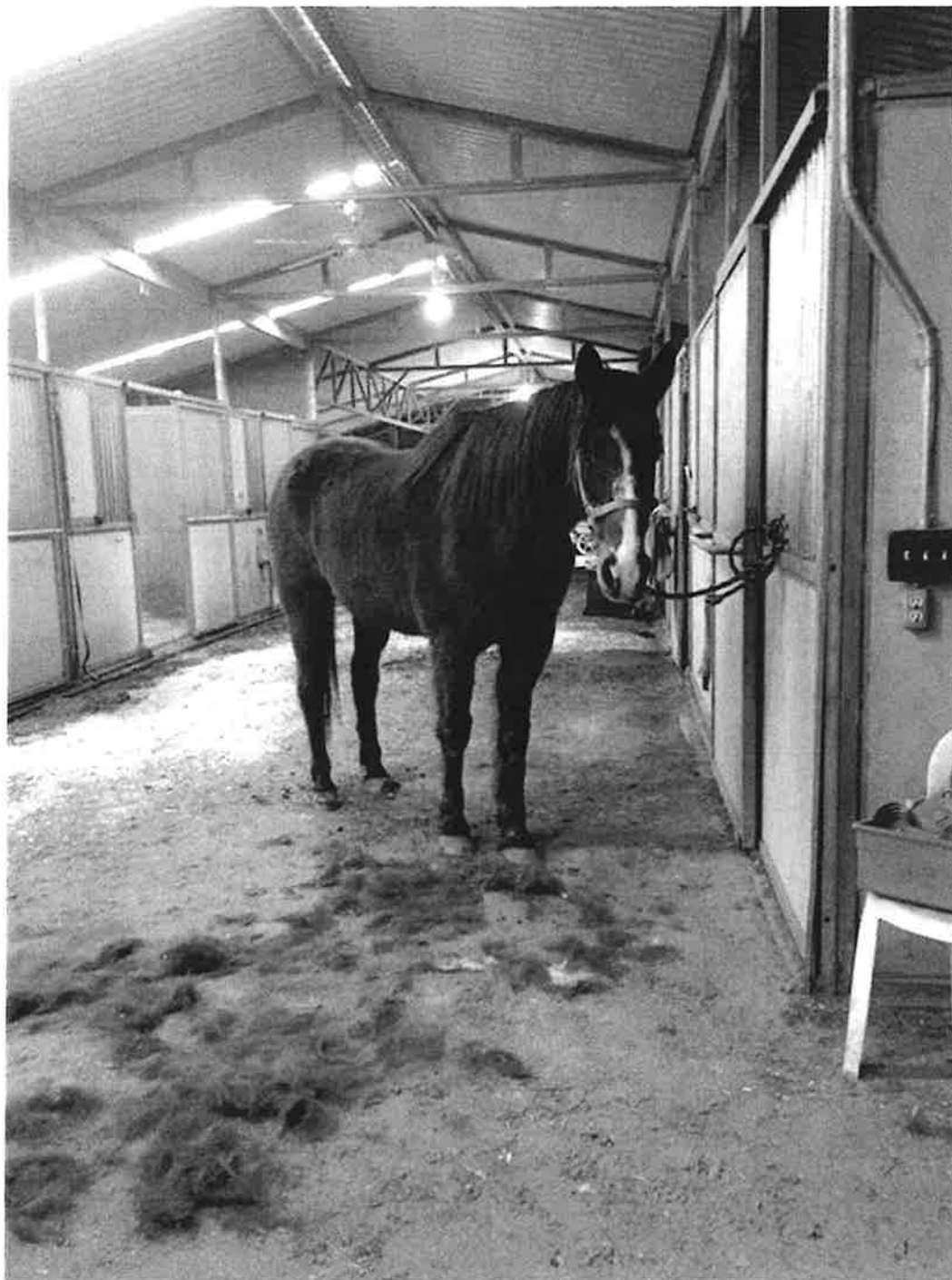
March 8, 2018

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!

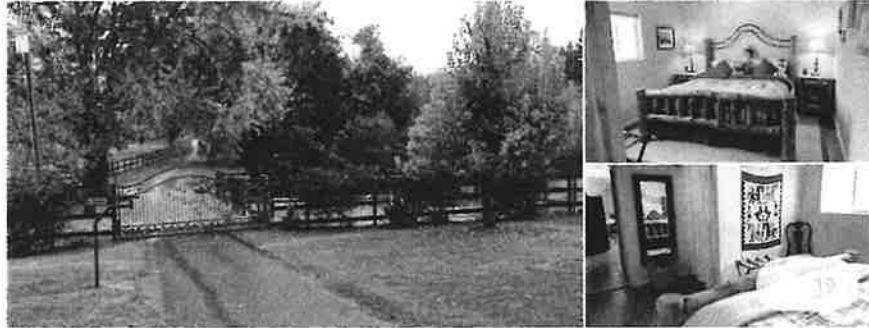


Home > Vacation Rentals > United States of America > California > Placer County > Newcastle >

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



Newcastle, CA

View in a map >

Explore the area

📍 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 (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



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PLACER HILLS-NEWCASTLE-PENRYN FIRE PROTECTION DISTRICTS

STAFF REPORT

To:	Board of Directors, Newcastle Fire Protection District
From:	Ian Gow, Fire Chief <i>I.G.</i>
By:	Mark D'Ambrogi, Fire Marshal/ <i>J.W.</i> John Williamson, BC
Date:	January 17, 2024
Subject:	Review and Accept the State Mandated Annual Fire Inspection Report for 2023

The Issue

Shall the Board review the State Mandated Annual Fire Inspection Report and by resolution accept the 2023 Inspection Report?

Conclusion and Recommendation

Staff recommends the Board review the State Mandated Annual Fire Inspection Report and by resolution accept the 2023 Inspection Report.

Background

On September 27, 2018, California Senate Bill 1205 (SB1205) became effective, and added a new section to the California Health and Safety Code which affects every fire department or fire district in the State. Existing state law requires every fire department or district providing fire protection services to inspect every building used as a public or private school annually. This same annual inspection requirement is applicable to hotels, motels, lodging houses, and apartment houses. With the signing of SB 1205, the California Health Safety and Code was amended to require that all fire departments perform such annual inspections and report annually to its administrating authority such compliance.

The purpose of annual fire inspections is to mitigate known hazards, reduce risk to the community and ensure reasonable compliance with applicable codes and regulations.

Due to the pandemic the last couple of years, many facilities incurred regulations and restrictions that in the best interests of personnel safety and community member safety, inspections were delayed. In some cases facilities closed down entirely and personnel spent numerous hours updating information on all facilities within the fire

district. During the period of January 2023 through December 2023, the required facilities were inspected as per SB 1205.

The following is a report of those inspections:

Newcastle Fire District

Occupancy Type	Description	Number of	Inspected	Percentage
E (educational)	Schools, public and private, includes large Day Care facilities	5	5	100%
R1/R2	Hotels, Motels, lodging houses, and apartments	1	1	100%
Totals		6	6	100%

The Fire District completed 100% of all required annual inspections of all known mandated facilities for the year 2023.

The acceptance of this compliance report by resolution will meet the statutory requirements contained in California Health and Safety Code Section 13146.2, 13146.3 and 13146.4, as amended by SB1205.

Alternatives Available to the Board

1. Review and approve by resolution, the State Mandated Annual Fire Inspection Report;
2. Take no action, the District will not be in compliance with SB 1205.

Fiscal Impact

No fiscal impact or costs incurred to the budget is associated by this action. Inspections performed by personnel are part of the services provided to our communities.



NEWCASTLE FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

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

RESOLUTION No. 2024-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NEWCASTLE FIRE PROTECTION DISTRICT ACCEPTING THE STATE MANDATED ANNUAL FIRE INSPECTION REPORT IN COMPLIANCE WITH SB 1205 FOR JANUARY 2023 THROUGH DECEMBER 2023

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on September 27, 2018; and

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 requires all fire departments, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided; and

WHEREAS, California Health & Safety Code Section 13146.4 requires all fire departments that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and

WHEREAS, the Newcastle Fire District inspected 5 out of the 5 Educational Group E school facilities, which is a 100% compliance rate for this reporting period; and

WHEREAS, the Newcastle Fire District inspected 1 out of the 1 Residential Group R facilities, which is a 100% compliance rate for this reporting period.

NOW, THEREFORE, the Board of Directors of the Newcastle Fire District does resolve as follows:

1. That the above recitations are true and correct.
2. That the Board of Directors accepts the report on the status of all state mandated annual fire inspections in the Newcastle Fire District in compliance with SB 1205 and California Health and Safety Code Section 13146.4 .

PASSED AND ADOPTED at a regular meeting of the Governing Board of the Newcastle Fire Protection District on January 17, 2024 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

William Kahrl, Chair

ATTEST: _____
James Heisterkamp, Secretary