

PENN VALLEY FIRE PROTECTION DISTRICT

Fire Chief

Don Wagner
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**Directors**

David Farrell, Chairperson
Kurt Grundel, Vice-Chairperson
John Pelonio, Director
Bruce Stephenson, Director
Terry McMahan, Director
dhughes@pennvalleyfire.com

November 22, 2016

The Honorable Board of Supervisors
County of Nevada
950 Maidu Avenue
Nevada City, Ca. 95959-8617

Dear Supervisors:

The Board of Directors of the Penn Valley Fire Protection District requested District staff to complete the appropriate research to determine if there is a need for an adjustment in the fee to enable the Fire District to maintain the existing level of service. The Fire District presented the information at a public hearing during their regular meeting on November 1, 2016.

The Board of Directors of the Penn Valley Fire Protection District passed Resolution 2016-13 on November 1, 2016. The Resolution respectively requests the Board of Supervisors consider our request to adjust the development fee as proposed. Supporting information is presented in the document included with this correspondence (Plan Revision, October, 2016).

The Board of Directors appreciates your consideration of our request.

Sincerely,



Don Wagner
Fire Chief, PVFPD

PROTECTING OUR COMMUNITY WITH PRIDE

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RESOLUTION 2016-13 (Amending RESOLUTION 2006-14)

RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT FEE FOR ALL DEVELOPMENTS WITHIN THE FIRE DISTRICT (STUDY ATTACHED)

WHEREAS, the Board of Directors of the Penn Valley Fire Protection District (PVFPD) passed and adopted Resolution 1991-7 on the 18th day of June, 1991 establishing a capital improvement fee; and

WHEREAS, the Nevada County Board of Supervisors passed and adopted Resolution 91-477 approving Resolution 1991-7 on the 13th day of August, 1991; and

WHEREAS, the Board of Directors (PVFPD) adjusted those fees and adopted Resolution 2006-14 on the 3rd day of October 2006, and the Nevada County Board of Supervisors passed and adopted Amended Resolution 91-477; and

WHEREAS, the PVFPD has completed a study to adjust the fees since they have not been reviewed or adjusted since they were established (see attached study); and

WHEREAS, this study is available for public inspection and review, and presented during a public hearing, and after the requisite notice and a public hearing and upon due consideration of this report, it appears that new development in the Penn Valley Fire Protection District will adversely impact and degrade the level of service of fire protection services in the district unless the recommended adjustment to the fees are adopted at the recommended sum for necessity of new development to pay its fair share of fire protection services; and

FURTHER REQUESTS that the Nevada County Board of Supervisors approve and adopt a Resolution approving requested development fee Resolution 2016-13 (Amending 2006-14), with the PVFPD agreeing to be responsible for proper accounting for expenditure of said monies and further agreeing to hold the County of Nevada harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

NOW, THEREFORE BE IT RESOLVED, this 1st day of November, 2016 the Board of Directors of the Penn Valley Fire Protection District passed and adopted the foregoing resolution by the following roll call vote:

AYES: Bruce Stephenson, John Pelonio, David Farrell and Terry McMahan

ABSTAIN: None

NOES: None

ABSENT: Kurt Grundel



David Farrell, Chairperson of the Board

ATTEST:



Debra Hughes, Clerk of the Board

FEE WORKSHEET

Exhibit M

WITH SPRINKLERS with HYDRANT

Current Fee

Non-hydrant surcharge

1.	Light Commercial / Industrial and Residential	\$0.86	\$0.02
2.	Moderate Commercial / Industrial	\$0.86	\$0.02
3.	Heavy Commercial / Industrial	\$1.30	\$0.02
4.	Non Habitable Out Buildings	\$0.09	\$0.02

PENN VALLEY FIRE PROTECTION DISTRICT



MITIGATION FEES FOR FIRE SUPPRESSION,
FIRE PREVENTION AND EMERGENCY
SERVICE

PLAN REVISION – OCTOBER, 2016

TABLE OF CONTENTS

TABLE OF CONTENTS	page 2
PENN VALLEY FIRE PROTECTION DISTRICT PROFILE	page 3
CURRENT FUNDING	page 3
PURPOSE OF FEE	page 4
METHODOLOGY	page 4
DATA, SQUARE FOOTAGE	page 5
DATA, VALUE OF DISTRICT ASSETS	page 6
FORMULA APPLIED	page 8
INDEXING OF IMPACT FEE RATES	page 9
SUMMARY	page 9
LIST OF EXHIBITS	page 10

PENN VALLEY FIRE PROTECTION DISTRICT

The Penn Valley Fire Protection District (PVFPD) was formed in 1974 and is an Independent Special District providing fire suppression, fire prevention, emergency rescue and emergency medical services including advanced life support (paramedics) transport service. The District covers approximately 92 square miles and services a population of 11,542 (estimates based on data from 2000 US Census).

The District has three fire stations (two are currently staffed) with four fire engines, one water tender, one light duty rescue, three ambulances and four command staff vehicles. Staff includes thirteen sworn fire personnel, 6 part time employees, two and a half office staff. We have an active fire intern program where fire academy graduates obtain on the job skills.

The District responded to 1,478 requests for emergency service in 2015 (average of 4.049 calls per day). PVFPD has automatic aid and boundary drop agreements with neighboring fire districts in an effort to efficiently and effectively provide adequate resources for major or multiple incidents. The District also participates in mutual aid agreements with local, state and federal agencies.

CURRENT FUNDING

For our General Fund (operations) the primary sources of income are property taxes, a Special Rescue Tax (passed in 1991 revised in 2010) a Special Fire Benefit Assessment Fee (passed in 2005) and a fee for ambulance service.

Capital Outlay expenses are funded from several different sources. The Fire District Auxiliary operates a Thrift Shop and donates funds to the District to help with replacement of capital assets. PVFPD aggressively pursues grants and other donations as available. Funds from Mitigation Fees are used to purchase capital assets required to service new development.

Exhibits "A-1" through "A-4" provide information on the income sources and expense accounts for the past several years.

PURPOSE OF THE FEE

The purpose of the mitigation fees is to insure new development pays their fair share of capital improvements necessary to maintain the existing level of service. The fee is not intended to fix past problems or to enable the Fire District to improve the existing level of service.

In 1991, the Penn Valley Fire Protection District hired The Abbey Group, Incorporated (Public Safety Consultants) to complete a Fire Capital Facilities Mitigation Analysis for the Fire District. The report was completed May of 1991 and adopted by the PFVFPD Board of Directors.

June 18, 1991 the Board of Directors of the PVFPD reviewed and adopted Resolution #91-7 (Exhibit "B"). The Board of Directors adjusted those fees to meet the financial needs of the District on October 3, 2006 Resolution # 2006-14 requesting Nevada County Board of Supervisors adopt and establish the requested development fees on behalf of the Fire District as calculated using a formula recommended by the Nevada County Counsel's office.

The Board of Supervisors adopted Resolution #91477 (Exhibit "C") on August 13, 1991 setting the development fees for PVFPD. The Board of Supervisors on November 7, 2006 adopted Resolution 06-55 increasing the fee.

The Board of Directors of the PVFPD presents the following information that demonstrates the need to adjust the existing mitigation fees. Without an adjustment the District will not be able to secure the capital outlay assets necessary to maintain the existing level of service.

METHODOLOGY

The California Government Code, Chapter 5, Section 66000-66007 requires a local agency establish 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. That reasonable relationship is accomplished by applying the same formula identified and used in the original study completed in 1991. The formula is one that was suggested by

Nevada County Staff and approved by Nevada County Counsel's office. It is a simple formula that allows an accurate "snapshot" of the current level of service as it relates to District assets.

The formula is an equation where the total value of the District's assets is divided by the total square footage of improvements within the District's boundaries. This equation results in a ratio showing the existing value of assets per square foot of improved property served. The goal is to maintain that ratio by requiring new development to contribute their fair share to the capital outlay plan, allowing the District to purchase the capital outlay assets necessary to be able to continue to provide the existing level of service. A copy of the District's 10 Year Capital Outlay Plan is provided in the documentation attached (Exhibit "D").

DATA

Square footage:

The District is firmly committed to using accurate data in the approved formula to insure the fee adjustment requested is appropriate and fair. Fortunately, the square footage data for our District was computed in the 1991 by the Abbey Group Report when the mitigation fees were first introduced and gives us an accurate number up to that date. The entire report is available at the District office for review. The Abbey Group determined (page 59 of the report) the square footage of developed structures in 1991 was **6,555,348**.

Since the inception of the Fire Mitigation Fee in 1991, the PVFPD has maintained accurate records of new developments by recording square footage of all projects requiring a building permit and payment of the mitigation fee. The District saw an increase of Residential, Commercial, Industrial and Non-Inhabitable development. The square footage added since 1991 is **5,118,031 square feet**. **The total square footage serviced by PVFPD as of June 30, 2016 is 11,673,379 square feet** (see Exhibit "E"). The certified 2015/16 assessed values for our District net value is **\$1,687,943,040**.

Value of District Assets:

The second part of the formula required the District to identify the current value of District assets. The District identified the assets as land, building and contents, apparatus and equipment and available funds. PVFPD uses a fiscal year of July 1 through June 30. The District used the date of June 30, 2016 at the date specific to determine total value.

The District owns two parcels of land. Parcel A is a 12.08 acre parcel located at 10513 Spenceville Road. Parcel B is a 1.56 acre parcel located at 12370 Bitney Springs Road. The District contacted a local commercial real estate professional to estimate the value of our property. They provided their impartial estimate of the property value based on the land itself without improvements. The larger parcel is valued at \$543,600 and the smaller parcel at \$100,000. The total value of land owned by the District is **\$643,600**.

The value of building and contents is identified in Valuation Report conducted by Fire Agencies Insurance Risk Authority (FAIRA) who provides insurance coverage for the District. The value reflects the replacement costs of covered assets (Exhibit "H"). The total value of Building and Contents is identified as **\$6,549,355**.

The replacement values for apparatus and equipment were obtained by District staff after conducting research using the current costs of new apparatus and equipment and applying appropriate values. As identified in our Capital Outlay Plan, the goal is to replace Engines at 20 years of service, water tenders at 25 years. Medic units and staff vehicles have a 10 year replacement schedule. A new fire engine today costs approximately \$530,000 (without equipment such as hoses, nozzles, radios, etc.) We recently ordered a new medic unit for \$200,000. District staff have used these guidelines and considered the actual condition of each apparatus to arrive at the replacement values listed.

Equipment listed included the equipment on the fire apparatus (hose, nozzles, vehicle extrication tools, heart monitors, etc.) and other equipment such as personnel protective equipment including firefighter turnouts (structure and

wild land sets for each firefighter), self contained breathing apparatus, mobile radios, portable radios and pagers. Not all equipment is listed in this report but a full inventory is available at the District office and is part of our annual audit performed by an outside Certified Public Accountant.

Included in the documentation are correspondence from various fire apparatus and equipment sales and service companies showing today's costs of some apparatus and equipment (Exhibits "I", "J", and "K"). The total estimated value of apparatus and equipment is **\$1,206,761**.

Cash on hand is listed as the balances in the District's accounts on June 30, 2016. The Operating Fund's (Fund #745) balance was \$1,013,674. The balance in the Building and Equipment Fund (Fund #767) was \$278,593. The Impact Fund's (Fund #753) balance was \$117,539. Total cash on hand at the close of last fiscal year was **\$1,409,806**.

Total value of all District assets as of July 1, 2016 is estimated to be **\$10,019,245**. Total square footage serviced by the District as of July 1, 2016 is estimated to be **11,673,379**. This information is summarized in the report shown as Exhibit "L". **Total Value divided by Total Square Footage equals \$0.90**

FORMULA APPLIED

Currently the District charges different amounts for different developments based on type of projects, existence of fire sprinklers and fire hydrants. The most common development is residential (without sprinklers), accounting for over 80% of all new development. Currently the fee for residential development in an area covered by fire hydrants and without sprinklers is \$0.57 per square foot.

Increasing the fee for residential development with hydrants and without sprinklers from the current \$0.57 per square foot to \$0.86 per square foot is a 50% increase. That same percentage of increase is applied to all the categories resulting in the amounts proposed and shown on Exhibit "M".

The District recognized the importance of fire sprinklers in reducing the impact of new development and thus in 1991 and again in 2006 gave a 50.87% reduction in mitigation fees for those choosing to install fire sprinklers.

The 2010 version of the State Fire Code approved the mandatory use of residential fire sprinklers in all single and multi-story homes and townhouses effective January 1, 2011. This is in California Code of Regulations Title-24, part 2.5.

With the State building code now requires fire sprinklers in new construction; the 50% reduction of mitigation fees is no longer an incentive for homeowners to install them. Considering that residential fire sprinklers are only designed to provide life safety to allow occupants escape a fire and not designed to extinguish the fire the need for firefighters, apparatus and response remains the same as if the structure did not have fire sprinklers.

The fee increase allows for a 2X the basic fee for Moderate fuel loads and 3X the fee for Heavy fuel loads. The District believes the National Fire Protection Association's (NFPA) fuel-loading calculations to increase the fire flow requirements in relationship to increased combustion and subsequent heat release can be used as the basis for using multipliers in conjunction with different construction types. The use of 2X and 3X multipliers for Moderate and Heavy fuels has been the accepted practice in previous studies and applications, including the fire mitigation fees currently in place.

The suggested increase represents a 50.87% increase from the fees that were established in 2006. Given that the need for firefighters to respond remains unchanged regardless if fire sprinklers are installed or not, we believe removing the reduction is fair. The formula recommended by Nevada County staff is a fair formula and, when applied, results in the adjustment requested.

SUMMARY

The Penn Valley Fire Protection District is committed to providing the best emergency services using available resources as effectively and efficiently as possible. We continually are looking for ways to improve our use of resources by additional automatic aid and mutual aid with our neighboring fire agencies. We aggressively pursue any available and appropriate sources of income to insure we can continue to provide a level of service our citizens deserve.

We strongly feel new growth needs to pay their fair share to mitigate their impact on our ability to continue the existing level of service. Without adequate planning and adjustments to fees as necessary, we will not be able to accomplish that goal.

The PVFPD Board of Directors appreciates your consideration of our request to review and adjust the Mitigation Fees for our District.

EXHIBITS:

- Exhibit A-1: PVFPD Revenue History, Operating Fund
- Exhibit A-2: PVFPD Revenue History, Building and Equipment Fund and Impact Fund
- Exhibit A-3: PVFPD Expense History, Operating Fund
- Exhibit A-4: PVFPD Expense History, Building and Equipment Fund and Impact Fund
- Exhibit B-1: Resolution #91-7: "PVFPD Board of Directors Establishing Capital Improvement Fee for all Developments within the Fire District"
- Exhibit B-2: Resolution # 2006-12 and 2006-14 "PVFPD Board of Directors Establishing Capital Improvement Fee for all Developments within the Fire District"
- Exhibit C-1: Resolution #91477: "Board of Supervisors of the County of Nevada Establishing a Fire Protection Development Fee for the Penn Valley Fire Protection District."
- Exhibit C-2: Resolution #06-551: "Board of Supervisors of the County of Nevada Establishing a Fire Protection Development Fee for the Penn Valley Fire Protection District."
- Exhibit D: PVFPD 10 Year Capital Outlay Plan
- Exhibit E: Summary of Square Footage within the PVFPD
- Exhibit F: Correspondence from Bender Rosenthal on valuation of property at 10513 Spenceville RD, APN 51-160-26.
- Exhibit G: Correspondence from Andrew Pawlowski at Sitrine Architecture regarding replacement costs for fire facilities.
- Exhibit H: Valuation Report from Fire Agencies Insurance Risk Authority for building and contents owned by PVFPD
- Exhibit I: Page 50 of the Abby Group Report from 1991 on square feet and District Assets.

Exhibit L: Summary Sheet showing square footage and asset value

Exhibit M-1: Fee Worksheet showing 2016 fee revisions

Exhibit M-2: Fee Worksheet showing existing and proposed fees from
2006

**PENN VALLEY FIRE PROTECTION DISTRICT EXHIBIT A-1
REVENUE HISTORY OPERATING**

updated 9-28-16

CODE	DESCRIPTION	09/10	10/11	11/12	12/13	13/14	14/15	15/16
4001	Current, Secured	\$ 349,688	\$ 324,913	\$ 313,899	\$ 304,752	\$ 306,197	\$ 322,389	\$ 338,551
4002	Prior, Secured		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4003	Current, Unsecured	\$ 7,510	\$ 7,486	\$ 7,209	\$ 6,541	\$ 6,189	\$ 6,395	\$ 6,114
4004	Prior, Unsecured	\$ 135	\$ 180	\$ 213	\$ 125	\$ 137	\$ 108	\$ 12
4017	Supplement, Secured	\$ 1,722	\$ 2,119	\$ 680	\$ 905	\$ 3,032	\$ 4,913	\$ 5,924
4018	Supplement, Unsecured	\$ (60)	\$ (61)	\$ 14	\$ (20)	\$ 3	\$ 64	\$ 78
4019	Escaped Assignments	\$ -	\$ 10	\$ -	\$ -	\$ 2	\$ -	\$ -
4028	Supplement, Prior, Unsec	\$ 33	\$ 26	\$ 49	\$ 16	\$ 15	\$ 10	\$ 43
4301	Interest	\$ 8,930	\$ 1,165	\$ 2,310	\$ 3,101	\$ 3,373	\$ 4,479	\$ 6,692
4419	Homeowners Prop. Tax	\$ 3,717	\$ 3,730	\$ 3,683	\$ 3,523	\$ 3,458	\$ 3,449	\$ 3,412
4444	State - Fire Reimbursemen	\$ 54,095	\$ 4,365	\$ 15,381	\$ 58,867	\$ 112,584	\$ 88,738	\$ 95,470
4459	State - Other	\$ 7,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4465	Development Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4496	State - Prop. 172	\$ 66,900	\$ 69,391	\$ 76,073	\$ 83,043	\$ 101,555	\$ 82,494	\$ 101,669
4517	Special Tax - Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4518	Special Benefit Assess	\$ 405,793	\$ 419,446	\$ 425,309	\$ 445,226	\$ 460,356	\$ 467,089	\$ 486,402
4547	Special Tax - Rescue	\$ 277,955	\$ 628,294	\$ 637,421	\$ 659,767	\$ 674,506	\$ 694,347	\$ 720,693
4580	Ambulance Service	\$ 315,084	\$ 285,596	\$ 283,595	\$ 311,224	\$ 330,137	\$ 321,144	\$ 315,400
4590	Cost Recovery	\$ -	\$ 5,314	\$ 3,849	\$ 2,222	\$ 1,813	\$ 3,276	\$ 1,926
4620	Other Revenue	\$ 14,145	\$ 10,179	\$ 12,810	\$ 61,038	\$ 35,009	\$ 8,222	\$ 16,647
4640	Donations	\$ 1,760	\$ 1,380	\$ 1,898	\$ -	\$ 2,510	\$ 2,721	\$ 4,769
4900	Insurance Refund					\$ -	\$ -	\$ -
	TOTALS	\$ 1,514,535	\$ 1,763,533	\$ 1,784,393	\$ 1,940,330	\$2,040,966	\$2,009,838	\$2,103,802
	Operational Expenses	\$ 1,602,752	\$ 1,815,700	\$ 1,712,249	\$ 1,742,399	\$1,918,557	\$1,946,004	\$2,097,840
	Difference:	\$ (88,217)	\$ (52,167)	\$ 72,144	\$ 197,931	\$ 122,409	\$ 63,834	\$ 5,962

REVENUE HISTORY BUILDING AND EQUIPMENT EXHIBIT A-2

updated 9-28-2016

CODE	DESCRIPTION	09/10	10/11	11/12	12/13	13/14	14/15	15/16
4301	Interest	\$ 894	\$ 636	\$ 1,628	\$ 1,794	\$ 1,167	\$ 811	\$ 1,974
4459	Grants	\$ -	\$ -	\$ 61,796	\$ 197,114	\$ -	\$ -	\$ -
4606	Sale of Fixed Assets	\$ -	\$ -	\$ 5,500	\$ -	\$ -	\$ -	\$ -
4629	Other	\$ -	\$ 3,457	\$ -	\$ -	\$ -	\$ 40,162	\$ 30,000
4640	Donations	\$ 100,000	\$ 100,000	\$ 149,463	\$ 90,000	\$ 105,000	\$ 101,500	\$ 102,000
	TOTAL INCOME	\$ 100,894	\$ 104,093	\$ 218,387	\$ 288,908	\$ 106,167	\$ 142,473	\$ 133,974
	TOTAL EXPENSES	\$ 48,337	\$ 102,292	\$ 194,116	\$ 271,888	\$ 346,154	\$ 56,931	\$ 5,709
	DIFFERENCE	\$ 52,557	\$ 1,801	\$ 24,271	\$ 17,020	\$ (239,987)	\$ 85,542	\$ 128,265

REVENUE HISTORY IMPACT

updated 9-28-2016

CODE	DESCRIPTION	09/10	10/11	11/12	12/13	13/14	14/15	15/16
4301	Interest	\$ 385	\$ 276	\$ 644	608	\$ 403	\$ 502	\$ 832
4527	Development Fees	\$ 16,940	\$ 15,709	\$ 15,588	15758	\$ 21,062	\$ 19,616	\$ 24,169
4629	Other	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -
	TOTAL INCOME	\$ 17,325	\$ 15,985	\$ 16,232	\$ 16,366	\$ 21,465	\$ 20,118	\$ 25,001
	TOTAL EXPENSES	\$ 2,752	\$ 21,973	\$ 5,710	\$ 46,632	\$ 19,354	\$ 7,940	\$ 5,709
	DIFFERENCE	\$ 14,573	\$ (5,988)	\$ 10,522	\$ (30,266)	\$ 2,111	\$ 12,178	\$ 19,292

	TOTAL INCOME, ALL	\$ 1,632,754	\$ 1,883,611	\$ 2,019,012	\$ 2,245,604	\$2,168,598	\$2,172,429	\$2,262,777
	TOTAL EXPENSES, AL	\$ 1,653,841	\$ 1,939,965	\$ 1,912,075	\$ 2,060,919	\$2,238,926	\$1,969,997	\$2,157,420
	DIFFERENCE	\$ (21,087)	\$ (56,354)	\$ 106,937	\$ 184,685	\$ (70,328)	\$ 202,432	\$ 105,357

**PENN VALLEY FIRE PROTECTION DISTRICT EXHIBIT A-3
EXPENSE HISTORY OPERATING**

updated 9-28-16

Acct. #	Description	10/11	11/12	12/13	13/14	14/15	15/16
5100	Employee Wages	\$ 1,212,845	\$ 1,158,888	\$ 1,184,394	\$ 1,353,450	\$ 1,345,430	\$ 1,491,343
5120	Group Health Insurance	\$ 193,227	\$ 141,627	\$ 137,700	\$ 142,056	\$ 154,837	\$ 175,068
5121	Worker's Compensation	\$ 108,336	\$ 104,047	\$ 81,717	\$ 71,214	\$ 64,463	\$ 74,076
5122	Part Time Disability Ins.	\$ 2,592	\$ 2,240	\$ 2,048	\$ 2,379	\$ -	\$ -
5200	Miscellaneous	\$ 92	\$ -	\$ 462	\$ 78	\$ 190	\$ 1,029
5202	Clothing & Personal	\$ 11,053	\$ 10,408	\$ 10,168	\$ 11,227	\$ 8,130	\$ 11,830
5203	Communications	\$ 13,465	\$ 12,718	\$ 14,395	\$ 15,778	\$ 16,165	\$ 15,406
5204	Emergency Communication Center	\$ 49,632	\$ 25,215	\$ 52,223	\$ 42,084	\$ 41,335	\$ 45,850
5205	Food	\$ 692	\$ 958	\$ 448	\$ 609	\$ 1,356	\$ 691
5206	Household	\$ 4,502	\$ 3,395	\$ 4,289	\$ 4,965	\$ 4,078	\$ 2,140
5207	Liability Insurance	\$ 13,351	\$ 13,172	\$ 10,918	\$ 11,419	\$ 10,545	\$ 11,175
5209	Maintenance Equipment	\$ 12,711	\$ 10,227	\$ 7,090	\$ 7,462	\$ 12,322	\$ 10,944
5210	Maintenance Structures	\$ 8,629	\$ 7,760	\$ 8,173	\$ 9,436	\$ 11,658	\$ 14,828
5211	Maintenance Auto	\$ 21,830	\$ 23,442	\$ 33,942	\$ 44,237	\$ 30,982	\$ 37,228
5212	Membership	\$ 1,960	\$ 1,393	\$ 1,870	\$ 1,813	\$ 2,280	\$ 3,237
5213	Medical Supplies	\$ 27,825	\$ 32,848	\$ 28,132	\$ 32,921	\$ 33,606	\$ 39,003
5214	Office Expense	\$ 9,227	\$ 15,132	\$ 9,376	\$ 12,864	\$ 8,995	\$ 14,016
5215	Professional Services	\$ 53,787	\$ 38,809	\$ 50,126	\$ 46,729	\$ 75,013	\$ 57,206
5216	Publications	\$ 707	\$ 238	\$ 337	\$ 301	\$ 292	\$ 95
5218	Rents/Leases - Structures	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -
5219	Fire Prevention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558
5220	Special Department Expenses	\$ 856	\$ 2,671	\$ 1,151	\$ 1,219	\$ 5,517	\$ 1,363
5221	Small Equipment	\$ 391	\$ 533	\$ 451	\$ 516	\$ 511	\$ 357
5222	Per Diem Reimbursement	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ -
5223	Vehicle Fuel	\$ 25,939	\$ 32,437	\$ 30,795	\$ 32,271	\$ 24,070	\$ 17,644
5224	Utilities	\$ 36,836	\$ 37,656	\$ 35,758	\$ 36,450	\$ 33,317	\$ 36,560
5225	Training	\$ 5,214	\$ 6,433	\$ 6,436	\$ 6,999	\$ 5,912	\$ 6,193
5226	Instructional Expenditures		\$ -			\$ -	\$ -
5270	Donated Expenditures		\$ -			\$ -	\$ -
5275	Prop. Taxes, Sewer Bond, EDUs		\$ -			\$ -	\$ -
5512	Capital Outlay Replacement		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
5510	Contingencies					\$ 25,000	\$ -
	TOTAL EXPENSES, OPERATING	\$ 1,815,700	\$ 1,712,249	\$ 1,742,399	\$ 1,918,557	\$ 1,946,004	\$ 2,097,840
	TOTAL OPERATING INCOME	\$ 1,763,533	\$ 1,784,393	\$ 1,940,330	\$ 2,040,966	\$ 2,009,838	\$ 2,103,802
	Difference	\$ (52,167)	\$ 72,144	\$ 197,931	\$ 122,409	\$ 63,834	\$ 5,962

EXPENSE HISTORY BUILDING AND EQUIPMENT EXHIBIT A-4

updated 9-28-16							
Acct.							
#	Description	10/11	11/12	12/13	13/14	14/15	15/16
5202	Clothing	\$ 4,973	\$ 6,390	\$ 45,468	\$ (52,776)	\$ 8,498	\$ 7,736
5221	Small Equipment	\$ 5,762	\$ 104,027	\$ 167,292	\$ 59,798	\$ 1,404	\$ 6,161
5402	Structure & Improvements	\$ 64,861	\$ 48,221	\$ 28,344	\$ 113,305	\$ 8,692	\$ 4,932
5403	Office Equipment	\$ 10,406	\$ 3,571	\$ 5,028	\$ 3,936	\$ 1,563	\$ 3,226
5404	Auto Equipment	\$ 9,523	\$ 22,838	\$ 23,017	\$ 219,415	\$ 22,838	\$ 22,839
5221	Other Equipment	\$ 6,767	\$ 9,069	\$ 2,739	\$ 2,475	\$ 13,936	\$ 8,977
5510	Contingencies						\$ -
	TOTAL EXPENSES, B & E	\$ 102,292	\$ 194,116	\$ 271,888	\$ 346,153	\$ 56,931	\$ 53,871
	TOTAL INCOME, B & E	\$ 104,093	\$ 218,387	\$ 288,908	\$ 106,167	\$ 142,473	\$ 133,974
	Difference	\$ 1,801	\$ 24,271	\$ 17,020	\$ (239,986)	\$ 85,542	\$ 80,103

EXPENSE HISTORY IMPACT

updated 9-28-16							
Acct.							
#	Description	10/11	11/12	12/13	13/14	14/15	15/16
5402	Structure & Improvements	\$ -	\$ -	\$ -	\$ 790	\$ -	\$ -
5403	Office Equipment	\$ 1,399	\$ -	\$ -	\$ 219	\$ -	\$ -
5404	Auto Equipment	\$ 20,574	\$ 5,710	\$ 46,632	\$ 18,345	\$ 5,709	\$ 5,709
5405	Other Equipment	\$ -	\$ -	\$ -	\$ -	\$ 2,231	\$ -
5510	Contingencies			\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENSES, IMPACT	\$ 21,973	\$ 5,710	\$ 46,632	\$ 19,354	\$ 7,940	\$ 5,709
	TOTAL INCOME, IMPACT	\$ 15,985	\$ 16,232	\$ 16,366	\$ 21,465	\$ 20,118	\$ 25,001
	Difference	\$ (5,988)	\$ 10,522	\$ (30,266)	\$ 2,111	\$ 12,178	\$ 19,292
	TOTAL, ALL REVENUE	\$ 1,883,611	\$ 2,019,012	\$ 2,245,604	\$ 2,168,598	\$ 2,172,429	\$ 2,262,777
	TOTAL, ALL EXPENSES	\$ 1,939,965	\$ 1,912,075	\$ 2,060,919	\$ 2,238,926	\$ 1,969,997	\$ 2,157,420
	DIFFERENCE	\$ (56,354)	\$ 106,937	\$ 184,685	\$ (70,328)	\$ 202,432	\$ 105,357

Resolution No. 91-7

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PENN VALLEY FIRE PROTECTION DISTRICT ESTABLISHING CAPITAL IMPROVEMENT FEE FOR ALL DEVELOPMENTS WITHIN THE FIRE DISTRICT.

WHEREAS, AB 1600 was adopted and codified in Chapter 5 of Division 1 of Title 7 of the Government Code by the State legislature in 1987, allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified and reasonable relationship to the development project was demonstrated; and

WHEREAS, the Nevada County Board of Supervisors has adopted Ordinance No. 1703, providing the authority and process for imposing, charging and setting individual fire protection development fees based upon adequate studies prepared, adopted and presented by the respective fire protection districts; and

WHEREAS, the Penn Valley Fire Protection District has commissioned a study of the impacts of contemplated future development upon public facilities and capital improvements required to maintain the current level of service, which identifies the use to which the fee is to be put by reference to capital improvement needs caused by additional construction, which includes an analysis demonstrating a reasonable relationship between the fee's use and new development, and between the amount of the fee determined and the estimated costs of improvements attributable to new development. Said documents, entitled Penn Valley Fire

Protection District. FIRE CAPITAL FACILITIES MITIGATION ANALYSIS,
was prepared by the Abbey Group, public safety consultants, and is dated May, 1991, and was adopted by the Penn Valley Fire Protection District Board, at a duly noticed public hearing on June 18, 1991; and

WHEREAS, this study was available for public inspection and review, and presented during a public hearing, and after the requisite notice and a public hearing and upon due consideration of the report, it appears that new development in the Penn Valley Fire Protection District will adversely impact and degrade the level of service of fire protection services in the district unless the recommended fees are adopted and that setting of fees at the recommended sum is necessary for new development to pay its fair share of fire protection services; and

WHEREAS, the report reflects the requisite relationship and recommends fees reasonably calculated to not exceed the cost of capital improvements generated by such new development in compliance with AB 1600; and

THEREFORE, the Penn Valley Fire Protection District adopts the recommended fees of:

1991 - AREAS SERVED BY FIRE HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Residential, single and multi-family Light Load ¹	\$.21 per foot	\$.41 per foot
Commercial and Indust. Moderate Load	\$.41 per foot	\$.82 per foot
Commercial and Indust. Heavy Load	\$.62 per foot	\$1.23 per foot
Non-habitable structures	\$.04 per foot	\$.08 per foot

¹ Includes Light Load Commercial.

1991 - RURAL AREAS NOT SERVED BY HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Residential, single and multi-family Light Load	\$.21 per foot	\$.42 per foot
Commercial and Indust. Moderate Load	\$.42 per foot	\$.84 per foot
Commercial and Indust. Heavy Load	\$.63 per foot	\$1.26 per foot
Non-habitable struct. ²	\$.05 per foot	\$.09 per foot

(The fee will be adjusted based upon inflationary increases, yearly, and any fee alteration will be submitted to the Board of Supervisors).

Terms are defined as follows:

Load Classifications are as described in the Occupancy Hazard Classifications in the National Fire Protection Association Standard 1231, Suburban and Rural Fire Fighting, Chapter 3, "Classification of Occupancy Hazard," pp. 1231-6 & 7), and are
Light Load - NFPA Hazard Classifications 6 and 7;
Moderate Load - NFPA Hazard Classification 5;
Heavy Load - NFPA Hazard Classifications 3 and 4;

Non-Habitable Structures are defined as buildings which are primarily designed for non-commercial uses other than human living and/ or working, and where primary usage is non-commercial storage or protection of equipment, other than motor vehicles, from the elements. This definition includes, but is not limited to, non-commercial barns, sheds, pump-houses, and storage containers. All commercial uses and garages are not included in the Non-Habitable category and are subject to NFPA Hazard Classifications;

² The lessor "served-by-hydrant" fee could be applied if significant interface or adjacent structure risks are absent.

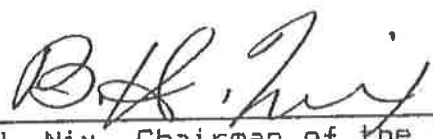
Garage is defined as a building which is primarily designed for use as, or is used as, storage for motor vehicles, attached or unattached to a dwelling. Motor vehicles are as defined in California Vehicle Code Section 415;

Sprinklers are defined as Fire Sprinkler systems installed in accordance with NFPA Standard 13 (Design and Installation of Automatic Fire Sprinklers Systems);

AND FURTHER REQUESTS that the Nevada County Board of Supervisors adopt and establish the requested development fee, with the District agreeing to be responsible for proper accounting for and expenditure of said monies and further agreeing to hold the County of Nevada harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

BE IT RESOLVED, this 18th Day of June, 1991 by the following vote duly passed and adopted by the Board of Commissioners of the Penn Valley Fire Protection District:

- AYES: Edward Bourne, Carlton Dutra, Bob Nix
- NOES: None
- ABSENT: George Mueller, Judith Ten Eyck
- ABSTAIN: None



 B. H. Nix, Chairman of the Board

ATTEST:

Barbara E. Faletti
Clerk to the Board



**RESOLUTION 2006-14 (Clarifying 2006-12 and Amending
RESOLUTION 1991-7)**

**RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT FEE FOR ALL
DEVELOPMENTS WITHIN THE FIRE DISTRICT (STUDY ATTACHED)**

WHEREAS, the Board of Directors of the Penn Valley Fire Protection District (PVFPD) passed and adopted Resolution 1991-7 on the 18th day of June, 1991 establishing a capital improvement fee; and

WHEREAS, the Nevada County Board of Supervisors passed and adopted Resolution 91-477 approving Resolution 1991-7 on the 13th day of August, 1991; and

WHEREAS, the PVFPD has completed and adopted a study to adjust the fees and that study is attached to Resolution #2006-12; and

WHEREAS, the fee adjustment is attached to this resolution and also part of the study (Exhibit "M"); and

WHEREAS, this study is available for public inspection and review, and presented during a public hearing, and after the requisite notice and a public hearing and upon due consideration of this report, it appears that new development in the Penn Valley Fire Protection District will adversely impact and degrade the level of service of fire protection services in the district unless the recommended adjustment to the fees are adopted at the recommended sum for necessity of new development to pay its fair share of fire protection services; and

FURTHER REQUESTS that the Nevada County Board of Supervisors adopt a Resolution approving the request as presented in Resolution 2006-12 and clarified in Resolution 2006-14 adjusting the fees as shown in Study (Exhibit M attached), and the PVFPD agreeing to be responsible for proper accounting for expenditure of said monies and further agreeing to hold the County of Nevada harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

NOW, THEREFORE BE IT RESOLVED, this 3rd day of October, 2006 the Board of Directors of the Penn Valley Fire Protection District passed and adopted the foregoing resolution by the following roll call vote:

AYES:

ABSTAIN:

NOES:

ABSENT:

Kurt Grundel, Chairperson of the Board

ATTEST:

Clerk of the Board

RESOLUTION 06-14 Amending 06-12 Increase of Development Fee

AUG 19 1991



RESOLUTION No. 91477

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION ESTABLISHING A FIRE PROTECTION DEVELOPMENT FEE FOR THE PENN VALLEY FIRE PROTECTION DISTRICT

WHEREAS, AB 1600 was adopted and codified in Chapter 5 of Division 1 of Title 7 of the Government Code by the State legislature in 1987, allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified and reasonable relationship to the development project was demonstrated; and

WHEREAS, the Nevada County Board of Supervisors has adopted Ordinance No. 1703, providing the authority and process for imposing, charging and setting individual fire protection development fees based upon adequate studies prepared, adopted and presented by the respective fire protection districts; and

WHEREAS, the Penn Valley Fire Protection District has presented a study of the impacts of contemplated future development upon public facilities and capital improvements required to maintain the current level of service, which identifies the use to which the fee is to be put and which includes an analysis demonstrating a reasonable relationship between the fee's use and new development, between the needed public facilities and new development, and between the amount of the fee determined and the estimated costs of improvements attributable to new development. Said document, entitled Penn Valley Fire Protection District, FIRE CAPITAL FACILITIES MITIGATION ANALYSIS, prepared by the

Distribution List

E. Maggoner
 J. Sotter
 R. Paulus

Abbey Group, Incorporated, dated January, 1991 (revised May, 1991), was reviewed and approved by the Penn Valley Fire Protection District Board of Directors by Resolution 91-7 on June 18, 1991 and presented to the Nevada County Board of Supervisors;

WHEREAS, after the requisite notice and a public hearing and upon due consideration of the analysis, it appears that new development in the Penn Valley Fire Protection District will adversely impact and degrade the level of fire protection services in the district unless the recommended fees are adopted and that setting of fees at the recommended sum is necessary for new development to pay its fair share of fire protection services; and

WHEREAS, the analysis reflects the requisite relationship and recommends fees reasonably calculated not to exceed the cost of capital improvements necessitated by such new development in compliance with AB 1600; and

WHEREAS, the Penn Valley Fire Protection District has requested that the Board of Supervisors adopt and establish the requested development fees, agreeing to be responsible for proper accounting for and expenditure of said moneys and further agreeing to indemnify and hold the County of Nevada harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA that the fire protection development fee for the Penn Valley Fire Protection District for all non-exempt new development projects constructed within its boundaries, with additions being charged the same as new construction, shall be established at the following rates:

1991 - AREAS SERVED BY FIRE HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Residential, single and multi-family Light Load ¹	\$.21 per foot	\$.41 per foot
Commercial and Indust. Moderate Load	\$.41 per foot	\$.82 per foot
Commercial and Indust. Heavy Load	\$.62 per foot	\$1.23 per foot
Non-habitable structures	\$.04 per foot	\$.08 per foot

1991 - RURAL AREAS NOT SERVED BY HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Residential, single and multi-family Light Load	\$.21 per foot	\$.42 per foot
Commercial and Indust. Moderate Load	\$.42 per foot	\$.84 per foot
Commercial and Indust. Heavy Load	\$.63 per foot	\$1.26 per foot
Non-habitable structures ²	\$.05 per foot	\$.09 per foot

As used herein, the following terms are defined as follows:

"Load Classification" are as described in the Occupancy Hazard Classifications in the National Fire Protection Association Standard 1231, Suburban and Rural Fire Fighting, Chapter 3, "Classification of Occupancy Hazard", pp. 1231-6 & 7), and are Light Load - NFPA Hazard Classifications 6 and 7; Moderate Load - NFPA Hazard Classification 5; Heavy Load - NFPA Hazard Classifications 3 and 4;

"Non-Habitable Structures" are defined as buildings which are primarily designed for non-commercial uses other than human living and/or working, and where primary usage is non-commercial

1. Includes Light Load Commercial

2. The lessor "served-by-hydrant" fee could be applied if significant interface or adjacent structure risks are absent.

storage or protection of equipment, other than motor vehicles, from the elements. This definition includes, but is not limited to, non-commercial barns, sheds, pump-houses, and storage containers. All commercial uses and garages, attached or detached, are not included in the Non-Habitable category and are subject to NFPA Hazard Classifications;

"Garage" is defined as a building which is primarily designed for use as, or is used as, storage for motor vehicles, attached or unattached to a dwelling. Motor vehicles are as defined in California Vehicle Code Section 415;

"Sprinklers" are defined as Fire Sprinkler systems installed in accordance with NFPA Standard 13 (Design and Installation of Automatic Fire Sprinkler Systems).

Should adoption of this Resolution necessitate additional administrative support services of the Nevada County Treasurer or Auditor or their departments, a reasonable administrative fee may be charged therefor, to the extent permitted by law, in an amount not to exceed the cost of rendering such additional services.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force at the expiration of sixty (60) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of August, 19 91, by the following vote of said Board:

Ayes: Supervisors Jim Callaghan, Jim Weir, Bill Schultz
 "G" "B" Tucker.
 Todd Juvinall.
 Noes:
 Absent: None.
 Abstain: None.

ATTEST;

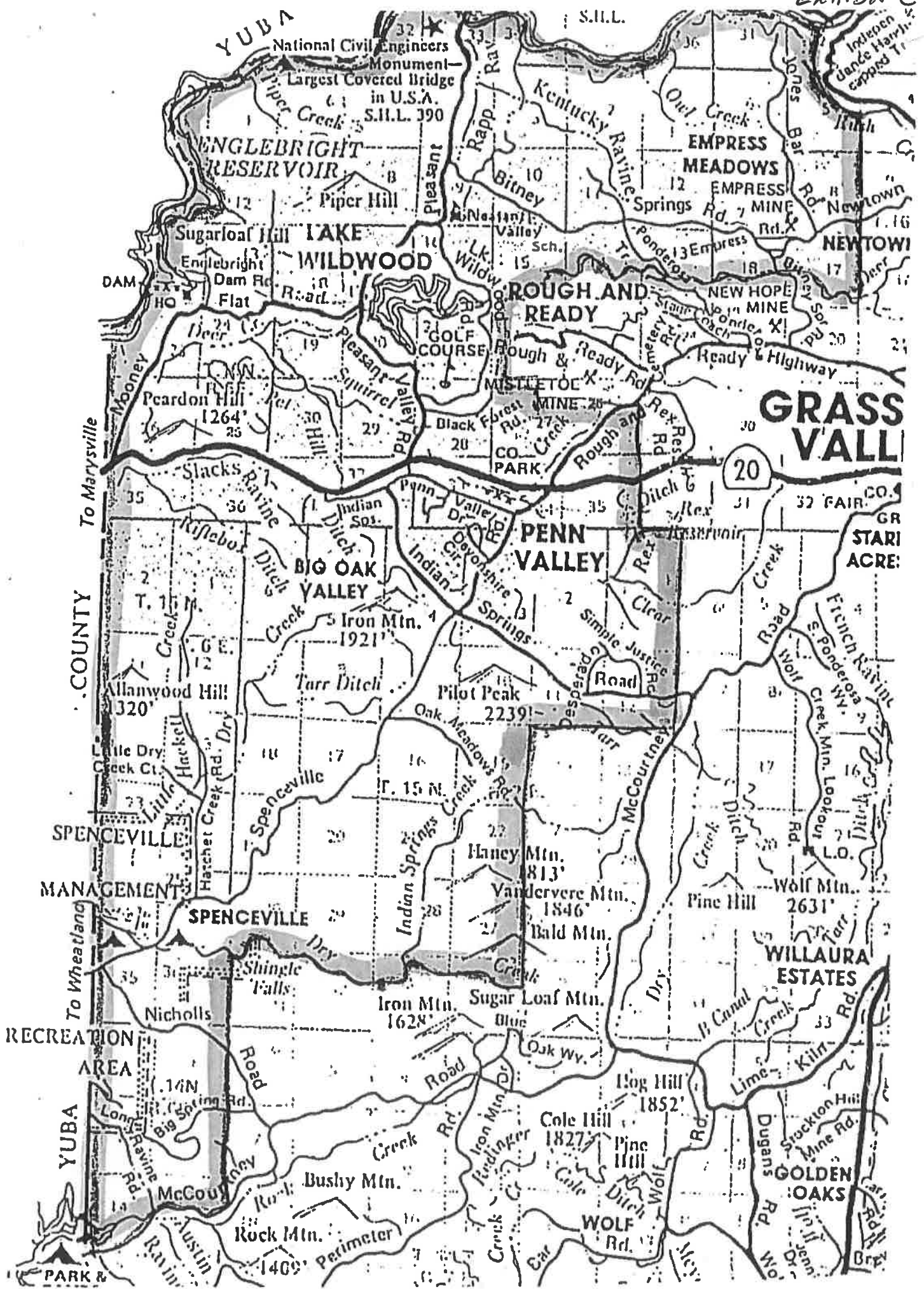
CATHY R. THOMPSON

Clerk of the Board of Supervisors

By Cathy R. Thompson

St. W. Tucker
 Chairman

DATE	COPIES SENT TO
8/15/91	PVFPD
	A-C
	Treasurer/Tax Collector
	Counsel



Spenceville

GRASS VALL

PENN VALLEY

WILLAURA ESTATES

GOLDEN OAKS

YUBA

YUBA

MANAGEMENT

RECREATION AREA

PARK &

National Civil Engineers Monument - Largest Covered Bridge in U.S.A. S.I.L.L. 390

EMPLEBRIGHT RESERVOIR

WILLOW LAKE

ROUGH AND READY

EMPRESS MEADOWS

BIG OAK VALLEY

PENN VALLEY

GRASS VALL

WILLAURA ESTATES

GOLDEN OAKS

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EMPRESS MEADOWS

BIG OAK VALLEY

PENN VALLEY

GRASS VALL

WILLAURA ESTATES

GOLDEN OAKS

NOV 11 2006



RESOLUTION No. 06-551

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION ESTABLISHING AN INCREASED FIRE PROTECTION DEVELOPMENT FEE FOR THE PENN VALLEY FIRE PROTECTION DISTRICT

WHEREAS, AB 1600 was adopted and codified in Chapter 5 of Division 1 of Title 7 of the Government Code by the State Legislature in 1987, allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified and reasonable relationship to the development project was demonstrated; and

WHEREAS, the Nevada County Board of Supervisors has adopted Ordinance No. 1703, providing the authority and process for imposing, charging and setting individual fire protection development fees based upon adequate studies prepared, adopted and presented by the respective fire protection districts; and

WHEREAS, pursuant to those procedures the Board of Supervisors adopted Resolution No. 91477 establishing a fire protection development fee for the Penn Valley Fire Protection District on August 13, 1991; and

WHEREAS, the Penn Valley Fire Protection District has presented a new study of the impacts of contemplated future development upon public facilities and capital improvements required to maintain the current level of service, which identifies the use to which the fee is to be put and which includes an analysis demonstrating a reasonable relationship between the fee's use and new development, and between the amount of the fee determined and the estimated costs of improvements attributable to new development. Said study, entitled PENN VALLEY FIRE PROTECTION DISTRICT MITIGATION FEES FOR FIRE SUPPRESSION, FIRE PREVENTION AND EMERGENCY SERVICE PLAN REVISION -- SEPTEMBER, 2006, which supports an increased fee, was reviewed and adopted by the Board of Directors of the Penn Valley Fire Protection District at a duly noticed public hearing on September 12, 2006, as

reflected in its Resolution 2006-12, as clarified by its Resolution 2006-14 adopted October 3, 2006; and

WHEREAS, after the requisite notice and a public hearing and upon due consideration of the analysis, it appears that new development in the Penn Valley Fire Protection District will adversely impact and degrade the level of fire protection services in the district unless the recommended increased fees are adopted and that setting of fees at the recommended increased sum is necessary for new development to pay its fair share of fire protection services; and

WHEREAS, the analysis reflects the requisite relationship and recommends fees reasonably calculated not to exceed the cost of capital improvements necessitated by such new development in compliance with AB 1600; and

WHEREAS, the Penn Valley Fire Protection District has requested that the Board of Supervisors adopt and establish the increased development fees as requested, agreeing to be responsible for proper accounting for and expenditure of said monies and further agreeing to indemnify and hold the County of Nevada harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA that the fire protection development fee for the Penn Valley Fire Protection District for all non-exempt new development projects constructed within its boundaries, with additions being charged the same as new construction, shall be established at the following increased rates as of the effective date of this Resolution:

2006 – AREAS SERVED BY FIRE HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Light Load Commercial/Industrial and Residential	\$0.29/sq. ft.	\$0.57/sq. ft.
Moderate Load Commercial/Industrial	\$0.57/sq. ft.	\$1.14/sq. ft.
Heavy Load Commercial/Industrial	\$0.86/sq. ft.	\$1.71/sq. ft.
Non-habitable Out Buildings	\$0.06/sq. ft.	\$0.11/sq. ft.

2006 – RURAL AREAS NOT SERVED BY HYDRANTS

<u>Construction Type</u>	<u>With Sprinklers</u>	<u>Without Sprinklers</u>
Light Load Commercial/Industrial and Residential	\$0.29/sq. ft.	\$0.58/sq. ft.
Moderate Load Commercial/Industrial	\$0.58/sq. ft.	\$1.17/sq. ft.
Heavy Load Commercial/Industrial	\$0.88/sq. ft.	\$1.75/sq. ft.
Non-habitable Out Buildings ¹	\$0.07/sq. ft.	\$0.14/sq. ft.

As used herein, the following terms are defined as follows.

Load Classifications are as described in the Occupancy Hazard Classifications in the National Fire Protection Association Standard 1231, Suburban and Rural Fire Fighting, Chapter 3, "Classification of Occupancy Hazard," pp. 1231-6 & 7, and are:

- Light Load - NFPA Hazard Classifications 6 and 7;
- Moderate Load - NFPA Hazard Classification 5;
- Heavy Load - NFPA Hazard Classifications 3 and 4;

Non-Habitable Out Buildings are buildings which are primarily designed for non-commercial uses other than human living and/or working, and where primary usage is non-commercial storage or protection of equipment, other than motor vehicles, from the elements. This definition includes, but is not limited to, non-commercial barns, sheds, pump-houses, and storage containers. All commercial uses and garages are not included in the Non-Habitable category and are subject to NFPA Hazard Classifications.

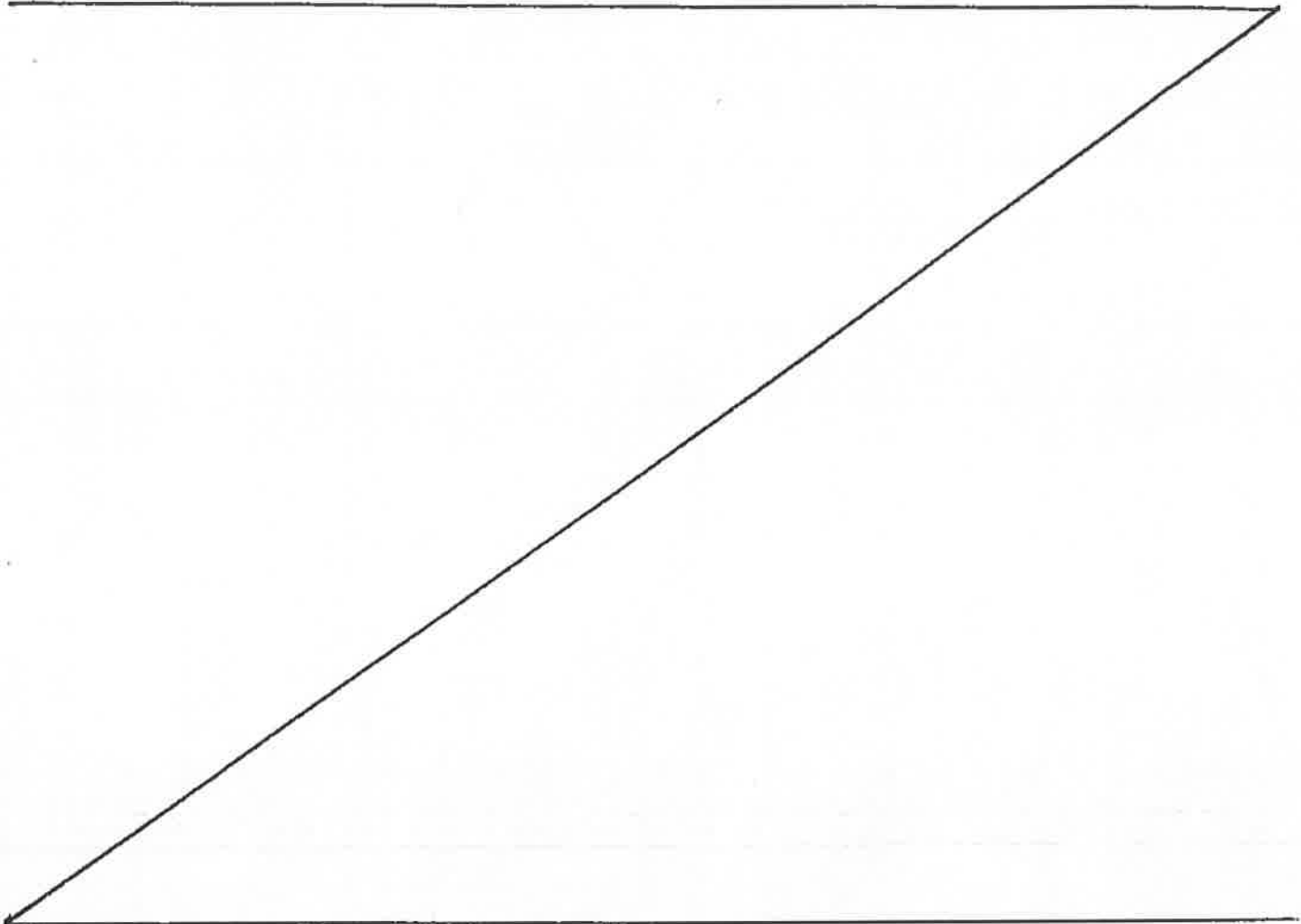
Garage is a building which is primarily designed for use as, or is used as, storage for motor vehicles, attached or unattached to a dwelling. Motor vehicles are as defined in California Vehicle Code § 415.

Sprinklers are Fire Sprinkler systems installed in accordance with NFPA Standard 13 (Design and Installation of Automatic Fire Sprinkler Systems).

BE IT FURTHER RESOLVED that should adoption of this Resolution necessitate additional administrative support services of the Nevada County Treasurer or Auditor or their departments, a reasonable administrative fee may be charged therefore, to the extent permitted by law, in an amount not to exceed the cost of rendering such additional services.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force at the expiration of sixty (60) days following the adoption hereof.

¹The lesser "served-by-fire-hydrant" fee could be applied if significant interface or adjacent structure risks are absent



PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a ^{special} meeting of said Board, held on the 7th day of November, 2006, by the following vote of said Board:

Ayes: Supervisors Nate Beason, Sue Horne, John Spencer, Robin Sutherland & Ted S. Owens.
Noes: None.

ATTEST: Absent: None.

CATHY R. THOMPSON Abstain: None.

Clerk of the Board of Supervisors

By: Cathy R. Thompson

Nathan H. Beason, Chair

DATE	COPIES SENT TO
11/08/06	PVFPD
	A-C*

Penn Valley Fire Protection District
10 year Capital Outlay Plan

Adopted September 6, 2016

	Year purchased	Purchase price	Replacement cost	From B&E	Impact Funds	Replace	Amortized
Land							
Land acquisition			\$100,000		\$100,000		
Structures							
Station 43	2002		\$50,000	\$40,000	\$20,000		
Station 44	1980	Unk	\$2,500,000	\$1,250,000	\$1,250,000		
Station 45	1995						
Training Facility			\$750,000		\$750,000		
Apparatus							
Station 43							
Engine 09-01	2010	\$389,000	\$420,000	\$336,000	\$84,000	2029	\$30,000
Water Tender 99-01	1999	\$147,000	\$200,000	\$160,000	\$40,000	2026	\$18,200
Medic 07-01	2007	\$173,000	\$205,000	\$164,000	\$41,000	2017	\$102,500
Rescue 98-01	1998	\$102,500					
Command vehicle 12-01	2012	\$42,000	\$50,000	\$40,000	\$10,000	2022	\$6,500
Command vehicle 08-01	2008	\$41,000	\$50,000	\$40,000	\$10,000	2018	\$15,000
Utility vehicle 05-01	2005	\$37,500				2015	
Station 44							
Engine 01-01	2001	\$199,600	\$420,000	\$336,000	\$84,000	2021	\$70,000
Reserve Engine 93-01	1993	\$241,400				2013	
Medic 14-01	2014	\$199,300	\$220,000	\$176,000	\$44,000	2024	\$24,500
Utility vehicle 96-01	1996	\$28,500				2006	
Station 45							
Engine 89-01	1989	\$112,000				2009	
Medic 01-02	2001	\$142,400				2011	
Equipment							
Turnouts	2013	\$70,000	\$70,000	\$56,000	\$14,000	2018	\$14,000
Hose & Fire Tools			\$100,000	\$80,000	\$20,000		
Radios			\$44,000	\$35,200	\$8,800		
Office			\$20,000	\$16,000	\$4,000		
Sub Total		\$1,536,200	\$5,199,000	\$2,729,200	\$2,479,800		\$280,700
Contingency at 10%		\$153,620	\$561,900	\$306,520	\$256,380		\$28,070
Totals		\$1,689,820	\$5,760,900	\$3,035,720	\$2,736,180		\$308,770

PVFPD Capital Outlay plan notations

B & E income is from general fund, donations, grants and other potential sources

Training facility is a 20 year goal and all from impact

Land is for future station(s) and as a goal for future planning

New purchases for equipment, facilities, etc is 100% from Impact funds

Replace equipment / apparatus is 80% from B&E and 20% from Impact fund

Engines replaced on a 20 year cycle, 15 years front line, 5 years reserve status

Water tender replaced on a 25 year cycle

Ambulances and Utilities replaced on a 10 year cycle, 7 years front line and 3 years reserve

All replacement costs are estimated

Turnouts, each member has 2 sets, purchase a set every 5 years so we stay in compliance with NFPA

Rescue unit is reutilizing one of the older ambulances to carry the rope and swift water rescue equipment.

Station utilities are reutilization of command vehicles

Station 45 houses reserve apparatus until such time station is staffed

Radio item is based on 22 radios at \$2,000 each to replace

Funds for station 43 are to remodel and upgrade the meeting room

EXHIBIT E

**PENN VALLEY FIRE PROTECTION DISTRICT
SUMMARY OF SQUARE FOOTAGE FOR THE FIRE DISTRICT**

	sq footage	Habitable sq. ft. added	non-habitable sq. ft. added
up to 1991	6,555,348		
1991 - 2006	4,191,670		
2006 - 2007	190,980	131761	59219
2007 - 2008	196,094	140851	55243
2008 - 2009	71,085	51309	19776
2009 - 2010	44,854	25353	19501
2010 - 2011	38,921	24356	14565
2011 - 2012	52,664	31187	21477
2012 - 2013	61082	37702	23380
2013 - 2014	128,232	112,496	15,736
2014 - 2015	56,309	38,980	17329
2015 - 2016	86,140	56,283	29857

11,673,379

TOTAL SQUARE FOOTAGE AS OF JUNE 30, 216

Penn Valley Fire Protection District
APN: 51-160-26
County of Nevada

The costs derived for the site improvements to be acquired were obtained from Marshall Valuation Service, Section 66 Pages 2 and 4. The manual indicates a current cost multiplier of 1.04 is warranted, and that a 1.17 multiplier is appropriate for the Nevada County area. The paving is in average to good condition and considered to be 25% depreciated, while the fencing is in average condition and 50% depreciated. A 15% entrepreneurial profit is included in the compensation for the owner's time and coordination.

Impacted Paving (136 SF X \$5.50/SF X 1.04 X 1.17 X 1.15 X 0.75)	\$ 785
Impacted Fencing (10 LF X \$9.35/SF X 1.04 X 1.17 X 1.15 X 0.50)	<u>\$ 65</u>
Total Site Improvements	\$ 850

Total Acquisition (Land & Improvements)

Land	\$ 11,973
Improvements	<u>850</u>
Total	\$ 12,823

VALUE OF THE REMAINDER AS PART OF LARGER PARCEL (LAND ONLY)

The value of the portion not required for the proposed project is called the remainder property. The value of the remainder as part of the larger parcel is its contributory value to the larger parcel, which is derived by deducting the value of the acquisition from the value of the larger parcel. The value of the remainder as part of the larger parcel is as follows:

Larger Parcel - Land Only	\$543,600
Less: Proposed Acquisition - Land Only	<u>\$ 11,973</u>
Total	\$531,627

VALUE OF THE REMAINDER, AFTER ACQUISITION (LAND ONLY)

The appraisal process requires valuation of the remainder property as a separate and distinct parcel considering all the market forces that indicate a diminution in value to the remainder property. In the after condition, the shape, access, and other physical characteristics of the remainder property will be adequate to support the legally permissible uses. No benefits are anticipated. The highest and best use is the same as in the before condition, which is for future phased development of commercial uses. The value of the remainder property after acquisition, before considering benefits, is as follows:

Remainder Unencumbered by Easements			
11.614 Acre X \$45,520/Acre	=	\$528,669	
Remainder Encumbered by Sewer & Utility Easement			
0.220 Acre X \$45,520/Acre X 5%	=	\$ 500	
Remainder Encumbered by Access Easement			
0.108 Acre X \$45,520/Acre X 50%	=	\$ 2,458	
Remainder Encumbered by Road Easement			
0.138 Acre	=	<u>\$ 1</u>	
Total			\$531,628

PENN VALLEY FIRE PROTECTION DISTRICT

Fire Chief

Don Wagner
P.O. Box 180
Penn Valley, CA 95946
(530) 432-2630
Fax (530) 432-4561
dwagner@pennvalleyfire.com

**Directors**

Kurt Grundel, Chairperson
David Farrell, Vice-Chairperson
John Pelonio, Director
Bob Webster, Director
Bruce Stephenson, Director
dhughes@pennvalleyfire.com

I spoke with Andrew Pawlowski from Sitrine Architecture in approximately September of 2015 regarding replacement costs for fire stations and the facilities. Andrew in turn contact local contractor Mark Tintle who is a builder familiar with working on public projects involving essential services buildings and prevailing wage. Andrew and Mark have previously performed work for the Fire District so they are familiar with our facilities and what is in them.

Both felt that a reasonable number was between \$325 - \$350 per square foot for the building and contents.

I spoke with a representative from our insurance carrier while I was preparing our annual insurance renewal. I asked some questions about how to come up with replacement costs for facilities as it describes in the renewal paperwork. The adjuster conformed that the figures of 325 – 350 per square foot were realistic figures to work with.

Don Wagner

Property Schedule

Loc #	Bldg #	Description/Use	Address	City	Building Value	Contents Value	Floater Value	EDP Value	Hydrant Value	Fence Value	Radio Value	Total Insured Value	Garage Location	Effective Date
1	1	Fire Station #43	10513 Spencerville Road	Penn Valley	1,825,000	90,000	0	0	0	0	4,481	1,919,481	Yes	1/28/2018
1	2	Engine Bay / Storage	10513 Spencerville Road	Penn Valley	297,973	25,000	0	0	0	0	4,481	327,454	Yes	1/28/2018
1	3	Meeting Room / Bay Storage	10513 Spencerville Road	Penn Valley	750,000	105,000	0	0	0	0	0	855,000	No	1/28/2018
1	4	Storage / Generator Building	10513 Spencerville Road	Penn Valley	4,908	10,000	0	0	0	0	0	14,908	No	1/28/2018
1	5	Office / Storage	10513 Spencerville Road	Penn Valley	7,040	0	0	0	0	0	0	7,040	No	1/28/2018
1	6	Cook House	10513 Spencerville Road	Penn Valley	48,660	32,102	0	0	0	0	0	80,762	No	1/28/2018
1	7	Snack Shack	10513 Spencerville Road	Penn Valley	23,637	8,558	0	0	0	0	0	32,195	No	1/28/2018
1	8	Washers	10513 Spencerville Road	Penn Valley	35,757	0	0	0	0	0	0	35,757	No	1/28/2018
2	1	Fire Station #44	16919 Lake Forest	Penn Valley	1,600,000	90,000	0	0	0	0	4,481	1,694,481	Yes	1/28/2018
3	1	Fire Station #45	12370 Bitney Springs	Penn Valley	1,000,000	89,573	0	0	0	0	4,481	1,074,054	Yes	1/28/2018
		Blanket Value			0	0	256,777	0	0	8,085	0	264,862		
5	1	Thrift Shop	10513 Spencerville Road	Penn Valley	525,000	25,000	0	0	0	0	0	550,000	No	1/28/2018
6	2	Storage	10513 Spencerville Road	Penn Valley	52,015	0	0	0	0	0	0	52,015	No	1/28/2018
Totals		13 Properties			6,070,188	455,243	256,777	0	0	8,085	17,924	6,808,217		
Previous Year Totals		13 Properties			3,003,594	437,617	254,235	0	0	8,005	17,748	3,721,199		
Difference:		0 Properties			3,066,594	17,626	2,542	0	0	80	176	3,087,018		

Fleet Schedule

Year	Model/Description	VIN	Unit No.	Reported Value	Type	License No.	Effective Date	Garage Location
1989	Ford Pumper 1250 GPM	1FDYD80U7KVA34530	EB9-01	\$ 300,000	Heavy Duty	E109875	1/28/2018	12370 Bitney Springs, Penn Valley
1993	Pierce Lance 1250 GPM Class A Pumper	4P1CT02D8PA000358	E93-01	\$ 450,000	Heavy Duty	E292759	1/28/2018	18989 Lake Forest, Penn Valley
1997	Chevrolet Pickup	1GCGK28R9VE158844	U99-01	\$ 40,000	Light Duty	E039548	1/28/2018	18989 Lake Forest, Penn Valley
1987	Ford Type 1 Van Ambulance	1FDKE30F5VHB55120	M97-01	\$ 150,000	Reserve	E1008011	1/28/2018	10513 Spencerville Road, Penn Valley
2000	Freightliner Water Tender	1FVXJLEB0YHF01174	W99-01	\$ 175,000	Heavy Duty	E1048795	1/28/2018	10513 Spencerville Road, Penn Valley
2001	Freightliner Ambulance	1FVABLBWCZJ75821	M01-02	\$ 185,000	Ambulance	E1104658	1/28/2018	12370 Bitney Springs, Penn Valley
2001	HME Pumper	44KFT425YKZ18259	E01-01	\$ 400,000	Heavy Duty	1080184	1/28/2018	18989 Lake Forest, Penn Valley
2005	GMC Sierra 2500 Pickup Truck	1GTHK29295E282037	U05-01	\$ 50,000	Light Duty	1150626	1/28/2018	10513 Spencerville Road, Penn Valley
2007	International Ambulance	1HTRAZM57H4426	M07-01	\$ 185,000	Ambulance	1281682	1/28/2018	10513 Spencerville Road, Penn Valley
2008	Chevrolet Pickup Truck	1GCHK2965E170479	U08-01	\$ 50,000	Light Duty	1259514	1/28/2018	10513 Spencerville Road, Penn Valley
2010	Spartan Hi Tech	4STCT2D989C070872	ED901 E-43	\$ 475,000	Heavy Duty	1317084	1/28/2018	10513 Spencerville Road, Penn Valley
2012	Ford F150 4x4 Super Crew Pick-Up	1FTFW1EF5CFD06902	U12-01	\$ 43,500	Light Duty	1401129	1/28/2018	10513 Spencerville Road, Penn Valley
2014	Dodge / Braun Ambulance	3CTWRLBL8E3135077	M14-01	\$ 185,125	Ambulance	1317821		18989 Lake Forest, Penn Valley

Totals 13 Vehicles \$ 2,688,125
 Previous Year Total Reported Value: \$ 1,733,859
 Difference: 954,268

Vehicle Type Summary

	Current Year	Previous Year	Difference
Ambulance:	3	3	0
Heavy Duty:	5	5	0
Parade:		0	0
Reserve:	1	1	0
Trailer:		0	0
Light Duty:	4	4	0
Watercraft:		0	0
Total Types:	13	13	0

PHYSICAL FACILITY AND CAPITAL ASSET INVENTORY - 1991

GENERAL FIRE PROTECTION (URBAN/ HYDRANTED)

<u>ASSET DESCRIPTION \ REPLACEMENT VALUE</u>	<u>DEPRECIATED VALUE</u>
<u>Facilities</u>	
3 Stations with a total of 8,628 square feet @\$200 ⁴	\$1,733,100
#1 - 4,668 square feet	
#2 - 3,960 square feet	
#3 - land value only (appraised at \$7,500)	<u>7,500</u>
	\$1,733,100
<u>Apparatus</u>	
2 Command vehicle, equipped, @ \$21,000	\$ 7,400
1 Utility vehicle, equipped, @ \$16,000	3,200
3 Quick Attack Engines, equipped, @ \$170,000	195,500
2 EMS/ Rescue Ambulances, equipped, @ \$48,000	57,600
3 Tri/Comb., Schedule A, Engines, equipped, @ \$229,944	<u>413,904</u>
	\$ 677,604
<u>Capital Equipment</u>	
30 Sets structure protective gear @ \$850	25,500
20 Self Contained Breathing Apparatus @ \$1,659	33,180
20 SCBA spares @ \$514	10,280
1 Set Extrication equipment "Gator Tool" @ \$7,000	7,000
3 Cardiac Monitors @ \$10,000 each	30,000
38 Pager/ Tone Receivers @ \$350	13,300
Misc. unscheduled capital equipment	<u>10,000</u>
	\$129,260
General Fire Protection Capital Assets	\$2,539,964
Operations - Cash on Hand	\$ 130,599
Capital Reserves	<u>30,573</u>
Total General Fire Protection Assets	\$ 2,701,136
Total reported developed structures in district ³²	4,159
Average square feet per structure ³³	1,576.18
Total square feet in District ³⁴	6,555,348

<u>Capital cost</u>	
Total sq.ft.	= Cost per square foot
<u>\$2,701,136</u>	
6,555,348	= .41 cents per square foot

⁴ The valuation is based upon replacement cost for equal sized facilities. The present facilities do not necessarily meet current standards for Public Safety facilities. Facility cost is calculated to include all land costs, architecture/ engineering, construction and furnishings for a class 1 Public Safety facility. See endnotes for data sources.

PENN VALLEY FIRE DISTRICT

DISTRICT SQUARE FOOTAGE INFO:		<u>Notes</u>	<u>Changes</u>
Square Footage, 1991	6,555,348	Abbey Group Report	
Total Sq. Ft. 1991-2006	4,191,670	square footage added	
Total Sq. Ft. 2006 - 2016	926,361	square footage added	Increased 8.6%
TOTAL	11,673,379	June, 2016	
DISTRICT ASSETS:			
<u>Categories</u>	<u>Current Value</u>	<u>Notes</u>	
Land:			
St. 43, Spenceville Rd.	\$ 543,600	12.080 Acres	
St. 45, Bitney Springs Rd.	\$ 100,000	1.65 Acres	
Total Land Value	\$ 643,600		Decreased 67%
Buildings:			
St. 43, Admin. & Crew Quarters	\$ 2,246,935	4481 sq. ft.	
St. 43 Thrift Shop	\$ 550,000	2,400 sq. ft.	
St. 43 Meeting/Training Room	\$ 855,000	2,852 sq. ft.	
St. 43 Misc. Buildings	\$ 228,885	4,000 sq. ft.	
St. 44 Apparatus Bay & Crew Quarters	\$ 1,594,481	3,960 sq. ft.	
St. 45 Appartus Bay & Crew Quarters	\$ 1,074,054	2,450 sq. ft.	
Total Building Value	\$ 6,549,355		Increased 152%
Apparatus:			
Engine 89-01	\$ 56,618	1st out, St. 45	
Engine 93-01	\$ 73,885	2nd out, St. 44 (reserve engine)	
Engine 01-01	\$ 203,362	1st out, St. 44	
Engine 09-01	\$ 404,365	1st out, St. 43	Added
Water Tender 99-01	\$ 79,203	Water Tender, St. 43	
Medic 97-02	\$ 24,460	Rescue, Sta 43	
Medic 01-02	\$ 12,441	Ambulance, Sta 45 (reserve)	
Medic 07-01	\$ 56,798	Ambulance sta 43	
Medic 14-01	\$ 205,683	Ambulance sta 44	Added
U96-01	\$ 7,715	Staff Vehicle station 44 utility	
U05-01	\$ 20,865	Staff Vehicle station 43 utility	
U08-01	\$ 24,145	Staff Vehicle, Fire Chief	Added
U12-01	\$ 37,221	Staff Vehicle, Duty Officer	Added
Total Apparatus Value	\$ 1,206,761		Increased 64%
Equipment:			
Radios and Pagers	\$ 14,200	4 base, 20 pagers	
Personal Protective Equipment	\$ 159,450	Clothing	
Fire Hose, Nozzels & other equipment	\$ 36,073	Back stock in stations	
Total Equipment Value	\$ 209,723		Increased 10.3%
Cash on Hand, June 30, 2016			
Operating Fund #745	\$ 1,013,674		
Building and Equipment Fund #767	\$ 278,593		
Impact Fund #753	\$ 117,539		
Total Cash on Hand, June 30, 2016	\$ 1,409,806		Increased 67%
Total Value of All Fire District Assets	\$ 10,019,245		Increased 58%
Value divided by Sq. Footage =	\$ 0.86		Increased 50.87%

Sources for data:

- | | |
|---|--|
| 1. Square footage of improvements up to 1991 | Abby Group Consultants Report, 1991 |
| 3. Square footage of improvement, 1991 to 2016: | Penn Valley Fire, report on all fees paid |
| 3. Land Values: | Market appraisal from Lock Richards, Sperry
Van Ness Commercial Real Estate |
| 4. Building and Content Values: | Valuation Report completed by FAIRA (Fire
Agencies Insurance Risk Authority) in
January 2016. |
| 5. Apparatus: | Costs when purchased, equipment inventory
See detailed equipment lists
from staff, Penn Valley FPD |
| 6. Equipment: | Various fire equipment vendors, LN Curtis,
Cascade, Heiman equipment, invoices |
| 7. Cash on Hand | Actual balance in District's accounts on 6-30-2016 |

FEE WORKSHEET

Exhibit M-1

WITH SPRINKLERS with HYDRANT

Current Fee

Non-hydrant surcharge

1.	Light Commercial / Industrial and Residential	\$0.86	\$0.02
2.	Moderate Commercial / Industrial	\$0.86	\$0.02
3.	Heavy Commercial / Industrial	\$1.30	\$0.02
4.	Non Habitable Out Buildings	\$0.09	\$0.02

FEE WORKSHEET

Exhibit M-1

WITH SPRINKLERS with HYDRANT

Current Fee

Non-hydrant surcharge

1.	Light Commercial / Industrial and Residential	\$0.86	\$0.02
2.	Moderate Commercial / Industrial	\$0.86	\$0.02
3.	Heavy Commercial / Industrial	\$1.30	\$0.02
4.	Non Habitable Out Buildings	\$0.09	\$0.02

FEE WORKSHEET**WITHOUT FIRE SPRINKLERS with hydrants**

	<u>Construction Type</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1.	Light Commercial / Industrial and Residential	\$0.41	\$0.57
2.	Moderate Commercial / Industrial	\$0.82	\$1.14
3.	Heavy Commercial / Industrial	\$1.23	\$1.71
4.	Non-Habitable Out Buildings	\$0.08	\$0.11

WITH SPRINKLERS with hydrants

	<u>Construction Type</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1.	Light Commercial / Industrial and Residential	\$0.21	\$0.29
2.	Moderate Commercial / Industrial	\$0.41	\$0.57
3.	Heavy Commercial / Industrial	\$0.62	\$0.86
4.	Non-Habitable Out Buildings	\$0.04	\$0.06

WITHOUT FIRE SPRINKLERS without hydrants

	<u>Construction Type</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1.	Light Commercial / Industrial and Residential	\$0.42	\$0.58
2.	Moderate Commercial / Industrial	\$0.84	\$1.17
3.	Heavy Commercial / Industrial	\$1.26	\$1.75
4.	Non-Habitable Out Buildings	\$0.09	\$0.14

WITH SPRINKLERS without hydrants

	<u>Construction Type</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1.	Light Commercial / Industrial and Residential	\$0.21	\$0.29
2.	Moderate Commercial / Industrial	\$0.42	\$0.58
3.	Heavy Commercial / Industrial	\$0.63	\$0.88
4.	Non-Habitable Out Buildings	\$0.05	\$0.07