



West Plainfield Fire Protection District

24901 County Road 95, Davis, CA 95616

(530) 756-0212

AGENDA BOARD OF COMMISSIONERS – REGULAR MEETING June 16, 2026, at 7:00 PM

To be Held in Person at Lillard Hall
24905 County Road 95
Davis, CA 95616

And by Zoom: <https://us06web.zoom.us/j/98831083439>
One tap mobile – +16699006833,98831083439#
Dial by your location – (669) 900-6833 US (San Jose)
Meeting ID: 988 3108 3439

NOTICE - Public Comment

To ensure all voices are heard while maintaining an efficient meeting, public comment during any meeting of the West Plainfield Fire Protection District Board of Fire Commissioners is limited to **3 minutes per speaker, with a maximum of 20 minutes for each subject**. The presiding member may allow additional time per subject comment period when necessary for a full and fair proceeding.

You may also share your thoughts with the West Plainfield Fire Protection District Board of Fire Commissioners by submitting a written statement via email to clerk@westplainfieldfire.gov.

1. Call the Meeting to Order, Introduce New Commissioner, and Establish Quorum (President Lindsey)
2. Public Comment
(**NOTE:** public comment in this section is restricted to items not otherwise on the Agenda; per the Ralph M. Brown Act, Board members may briefly respond to statements made or questions posed during this section of the Agenda, but may not take action on such items other than to direct the Board Clerk to put the item on a future Agenda, as appropriate.)
3. Old Business
 - a. Weed Abatement Report (Firefighter Lee)
4. New Business
 - a. Discussion / Action – Elect Vice President (President Lindsey)
 - b. Discussion / Action – Committee Assignments (President Lindsey)

- c. Discussion / Action – Standing Committee – Reports and Minutes
 - i. Lillard Hall Committee – **Amy**, Roos
 - 1. Hall Manager Report
 - ii. Budget and Benefits Committee – **Lindsey**, Mclsaac
 - 1. Approve June 11, 2026, Committee Meeting Minutes **(Pg 4-5)**
 - d. Discussion / Action – Continuation of Assessment (President Lindsey)
 - i. Open Public Hearing and Consideration of Continued Levy and Adjustment of the West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment
 - 1. Open Public Input
 - 2. Last Call for Public Input
 - 3. Close Public Input
 - 4. Board Discussion, if any
 - ii. Close Public Hearing Regarding Continued Levy and Adjustment of Assessments
 - iii. Discussion / Action – Adopt Resolution 26-02 - A Resolution Accepting the Addendum to Fiscal Year 2024-2025 Engineer’s Report Dated May 28, 2024, Confirming Continuation and Adjustment of the Assessment, and Ordering the Levy of Assessments for Fiscal Year 2026-27 for the West Plainfield Fire Protection District, Fire Protection and Emergency Response Services Assessment **(Pg 6-72)**
 - e. Discussion / Action – Adopt Final Fiscal Year 2026-27 District Budget (President Lindsey) **(Pg 73-76)**
- 5. Fire Chief’s Report (Chief Stiles)
 - a. Incidents for May 2026 **Pg 77-85)**
 - b. Staffing Updates
 - c. Grant Updates
 - d. Miscellaneous
 - 6. Assistant Chief’s Report (AC Beoshanz)
 - 7. Fire Fighter’s Association Report (President Lee)

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8. Board Clerk's Report (Clerk Rita)
 - a. Informational
 - i. Trial Balance – FYE 2026 – Period 11 – Not Closed (Pg 86)
 - ii. FYE 2026 Deposits to Date (Pg 87)
 - b. Discussion / Action – West Plainfield Fire Protection District Bill Review / Payment Ratification (Pg 88)
 - c. Discussion / Action - Identify Individuals Who are Authorized to Approve Various Financial Transactions with Yolo County Department of Financial Services for Fiscal Year 2026-2027 (*Special Districts and Other Agencies Authorization Form – FY 2026-2027*) (Pg 89)
 - d. Discussion / Action – Approve May 19, 2026, Board Meeting Minutes (Pg 90-94)
9. Open Forum
(NOTE: per the Ralph M. Brown Act, Board members may briefly respond to statements made or questions posed during this section of the Agenda but may not act on such items other than to direct the Board Clerk to put the item on a future Agenda, as appropriate.)
10. Next Regular Board Meeting on July 21, 2026, Unless Another Date is Agreed Upon
11. Meeting Adjourned (President Lindsey)



West Plainfield Fire Protection District

24901 County Road 95, Davis, CA 95616

(530) 756-0212

MEETING MINUTES STANDING COMMITTEE – BUDGET AND BENEFITS June 11, 2026, at 7:00 PM

In Person
Fire Station
24901 County Road 95
Davis, CA 95616

1. Call Meeting to Order (Chair Lindsey)

Chair Lindsey called the meeting to order at 7:05 PM. Present were:

Committee members: Commissioners John Lindsey and Cork McIsaac
Staff: David Stiles, Fire Chief, and Cherie Rita, Fire Chief's Aide
Public: Commissioner Greta Eoff

2. Public Comment - NONE

3. Discussion / Action and Recommendations to Board, if Any (All)

- a. Review FYE 2026 Budget Use and Revenues Received to Date
- b. Develop Final FYE 2027 Budget Draft

Agenda Items 3a and 3b were combined.

Chief Stiles presented a FYE 2027 draft final Budget. This draft included FYE 2026 fund balances as of May 31, 2026 (P11 NC) as well as updated estimates of receipts (revenues) and use (appropriations) for the remainder of FYE 2026 (June, plus May 30 payroll). Chief Stiles noted that Period 11 had since been closed by the Department of Financial Services (DFS); except for funds in GL 400100 (Property Taxes – Current Secured), which decreased from \$397,675 to \$391,600, all other Period 11 NC DFS reported revenues and appropriations remained the same. It was recommended that the GL 400100 entry for the proposed FYE 2027 Budget be reduced to \$391,600; all agreed.

Cherie Rita noted that, looking at the book entry, it appears DFS adjusted GL 400100 to reflect charges by DFS for collecting and managing the District's property tax revenues. Commissioner McIsaac asked if that was an annual occurrence and if we knew the calculation used to determine that adjustment. Cherie Rita noted that it appeared to happen annually in May, but she did not know what formula DFS used; neither did Chief Stiles. Commissioner McIsaac noted we should be sure to account for that expense each budget year, thus being able to better articulate the District's costs.

In addition to the above, Chief Stiles noted two additional items had come up since the draft Budget prepared for this meeting: (i) receipt of an invoice for \$7,012.58 from Radio Guys for purchase of a headset system for new E30 and (ii) he had received final quote documents for a grant submission he planned for purchase of an SCBA bottle fill station. Therefore, he recommended the following additional changes, with all changes resulting in the Estimated Fund Balance Available decreasing from \$169,536 to \$162,436:

BUDGET AND BENEFITS COMMITTEE – MINUTES
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GL 510191 (est additional FYE 2026)	\$200 to \$7,300
GL 530070 (District grant share FYE 2027)	added \$3,750

As a result of all the above adjustments, the proposed final FYE 2027 Budget remained out of balance by a bit over \$2,000 (under budget). By consensus it was agreed to assign that amount to GL 510204 (Vehicle Maintenance).

After all adjustments, the final Total Financing Sources for FYE 2027 decreased from \$953,097 to \$939,922. The adjusted draft Final Budget for FYE 2027, with Total Financing Sources of \$939,922, shall be presented for adoption at the Board's June 16, 2026, meeting.

- c. Develop Final FYE 2027 Addendum to Fiscal Year 2024-25 Engineer's Report**
Staff to update the preliminary Addendum with updated revenue and appropriations tables. No other changes.

4. Calendar

- a. The next Budget and Benefits Committee Meeting to be Determined**
The next Budget and Benefits Committee meeting will be scheduled as needed.

5. Adjourn (Chair Lindsey)

Chair Lindsey adjourned the meeting at 7:46 PM.

Approved: June 16, 2026

JOHN LINDSEY, Chair/Commissioner

CHERIE RITA, Board Clerk



West Plainfield Fire Protection District
24901 County Road 95, Davis, CA 95616 (530) 756-0212

Fire Protection and Emergency Response Services Assessment Fiscal Year 2026-2027

Addendum to Fiscal Year 2024-2025 Engineer’s Report

(Pursuant to California Government Code Section 50078 et seq., Health and Safety Code Section 13914, and Article XIID of the California Constitution)

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24901 County Road 95, Davis, CA 95616 (530) 756-0212

**Fire Protection and Emergency
Response Services Assessment
Fiscal Year 2026-2027**

Addendum to Fiscal Year 2024-2025 Engineer's Report

(June 2026)

Introduction

This document updates portions of the *Engineer's Report – West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment* finalized on May 28, 2024 (report) (see attached). The remaining portions of the report are incorporated herein by reference.

District Governance

Board of Commissioners

- ◆ John Lindsey
- ◆ Warren Roos
- ◆ Emily Amy
- ◆ Cork McIsaac
- ◆ Greta Eoff

Fire Chief

- ◆ David Stiles

Assistant Fire Chief

- ◆ Marc Beoshanz

Current Assessed and Levied Rates

The rates adopted by District-wide vote on July 18, 2023, are outlined below. These rates were effective for FY 2023–2024 and were not increased for FY 2024 – 2025.

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RATES – FYE 2024 and FYE 2025			
Property Type	Rate	Unit	SFE
Single Family	219.66	each	1.0000
Multi Family	91.14	each	0.4149
Commercial / Industrial	1,633.22	acre	7.4352
Office	430.56	acre	1.9601
Storage	1,199.78	acre	5.4620
Parking Lot	40.22	each	0.1831
Vacant	29.41	each	0.1339
Agricultural	5.58	acre	0.0254

After public hearing as required by law, the District Board of Fire Commissioners, by Resolution 25-02 adopted June 17, 2025, increased the assessment rates by 2.4% for FY 2025-2026, as shown below.

RATES – FYE 2026			
Property Type	Rate	Unit	SFE
Single Family	224.93	each	1.0000
Multi Family	93.32	each	0.4149
Commercial / Industrial	1,672.41	acre	7.4352
Office	440.89	acre	1.9601
Storage	1,228.58	acre	5.4620
Parking Lot	41.19	each	0.1831
Vacant	30.12	each	0.1339
Agricultural	5.71	acre	0.0254

Staffing / Salaries and Benefits (Regular Employees)

The District has been able to continue with increased daily staffing (from 1 person to 2), 24 hours per day, 7 days a week. Salaries and benefits continue to be the majority of the District's costs. Fire Department career staff have formed a local bargaining group to meet and confer with the District regarding salaries and benefits.

While total expenditures for salaries and benefits for the upcoming 2026-2027 fiscal year are expected to remain at a level similar to that of the current fiscal year 2025-2026, there are several variables that will make that possible:

- The District's worker compensation insurance continues to decrease as more claims are paid off. It is important to note that because of the inherent hazards associated with this profession that cost can change drastically from year to year.
- Current pay scales are below that of many neighboring agencies.

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- The District currently offers few other benefits to staff.

Fire Department staff had been at the same pay levels since the 2023-2024 fiscal year. In an attempt to retain current career staff, and after conferring with their bargaining unit, for FYE 2026 the Fire Department moved to a more standard, municipal pay format, in which five (5) pay ranges were established for each career staff position, and included a range adjustment to offset some of the cost-of-living increases; thus, the anticipated increase in hourly wages for career staff in FYE 2027 is 3%.

For the upcoming fiscal year 2026-2027, and after budget review, we may again implement a range adjustment to continue to offset some of the cost-of-living increases over the last few years. As noted above, any such additional adjustment will be subject to "meet and confer" with the bargaining group.

Pay scales and other benefits District employees are expected to continue to be non-competitive due to lack of available stable funding to make the District competitive with offer agencies.

Apparatus

Current Fleet

During Fiscal Year 2025-2026, the District replaced the 1997 Utility with a 2008 Utility at a net increase to the District of approximately \$10,000. The District also purchased a used Type 1 (2017 Rosenbauer) for \$369,803 which pushed replacement of the prior Type 1 (2003 HME/Westates) from Fiscal Year 2028-2029 to Fiscal Year 2041-2042 and was an approximately 75% reduction in cost as compared to \$1,400,000 for purchase of a new Type 1.

Next scheduled for replacement is the Type 3 in Fiscal Year 2030-2031. Replacement with new Type 3 is anticipated to be \$950,000 with an estimated life of 25 years. Alternative options for replacement include purchase of used at approximately 50% of new with an estimated life of 10-15 years or repower at approximately 60% of new with an estimated life of 20 plus years.

None of the above options for replacement of the District's current Type 3 change the fact that the District's current equipment replacement fund is considerably underfunded.

Apparatus Replacement Schedule

It is difficult to predict the apparatus needs of the District but the apparatus replacement schedule below represents the projected need over the next twenty years. As noted above, the District's current equipment replacement fund is underfunded.

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Fiscal Year	Apparatus	Estimated Cost
2030 - 31	Engine Type 3	\$950,000
2042 - 43	Engine Type 1	4,365,000
2044 - 45	Engine Type 5, Brush 330	797,500
2046 - 47	Water Tender	2,075,000
Estimated Total		\$8,187,500
FYE 2027 Fund Balance - Capital Asset Replacement		208,492
Estimated Unfunded Total		\$7,979,008

Used = approximately 50% of new apparatus estimate \$4,093,750
 FYE 2027 Fund Balance - Capital Asset Replacement 208,492

Deferred Maintenance and Capital Improvements

The current fire station (office, kitchen, sleeping quarters, tool room, bathrooms, and apparatus bay) located on County Road 95 was built in 1967 and is approaching 60 years old. For many years, the District has deferred funding and performing non-emergent maintenance needs because of limited funding.

Since passage of the fire services assessment, the District has completed several projects to extend the usable life of the station and increase efficiency and firefighter safety and wellness. These projects have been funded by both District and grant funding. In 2022 the District was awarded an AFG grant for the installation of a diesel exhaust system to remove diesel carcinogens from the station. In 2023 the interior of the station was completely painted and new flooring installed to create a surface that is easier to clean to reduce contamination. This also allowed the office area to be reconfigured to increase work efficiency. In 2025 the twenty-plus year-old HVAC system was replaced with mini-splits,

Upcoming projects will involve continuing energy efficiency upgrades (lighting upgrades to LED, installation of an additional well bladder tank); sealing, preservation of the parking / work area north of the station; preventative maintenance of the septic system; upgrades to the training area.

Other Services and Supplies

The cost of purchasing services and supplies and for providing fire protection services to the District has continued to increase, placing additional strains on the District’s budget; with increases ranging from 5% (garbage) to 73% (medical evaluations) during this current fiscal year of 2025-2026.

As technology has evolved in the provision of fire protection services so has the need to purchase costly web-based and other technology-driven solutions. Examples include

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Active 911 (cell-based paging system), Tablet Command (incident management, including pushing and receiving incident information from / to the dispatch center), Vector Solutions (training), and ESO Solutions (a records management system for, among other things, required reporting of incident data to the State and Federal governments). The District also utilizes ESO Solutions for keeping the following records: personnel and inspections. Technology is also driving changes in communications, including mobile and portable radios, driving up costs even more.

Changes in the number of service calls, as well as changes to NFPA guidelines and OSHA regulations (in numerous cases adopting NFPA guidelines), have all contributed to raising costs. Most notably, additional fuel consumption, additional wear and tear on aging vehicles, and a change in age limits on replacement of personal protective equipment, have all resulted in an increase in expenditures. The cost for these, and other necessary, services and supplies continue to increase, year over year.

Yolo County Fire Sustainability Funds

Almost ten years ago, the Yolo Fire Chiefs on behalf of the rural fire Districts approached the Yolo County Board of Supervisors for additional funding, originally requesting part of the funds derived from the public safety sales tax initiative approved by California voters many years ago. The County finally responded by developing the *Fire Protection Sustainability Board Ad Hoc Committee* (fire sustainability committee). One of the committee's requirements before any talk about the amount of funding, if any, to be provided, was that a District must agree to present a fire protection services assessment measure to its residents; the County would pay the consultant fees and for the ballot preparation and mailing costs.

In 2023, West Plainfield Fire Protection District was one of the first Districts to agree to participate in the process of presenting a measure to its residents. The District went through the process of identifying the assessment value that would most likely allow the measure to pass. The District eventually identified \$327.36 as the SFE (single-family equivalent) minimally necessary to continue to provide adequate fire protection services to its residents, while improving safety for its residents and its employees, a number that the District and consultant agreed may have resulted in failure of the measure to pass. We were not the only District facing that possibility.

Just before the participating Districts were ready to send the measure to their residents for a vote, and at the recommendation of the fire sustainability committee, the Yolo County Board of Supervisors pledged \$1,500,000 to be passed through to qualifying rural fire Districts in differing amounts to each as agreed upon between the Districts. To qualify for receipt of such funds, a District must have agreed to present a fire protection services assessment measure to its residents, which the District had already been in the process of doing. To continue to be eligible for the fire sustainability funding, the

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measure must pass. As a result, the District was able to bring the minimally necessary SFE down to \$219.66 from \$327.36, which allowed the measure to pass, and making the District eligible for the fire sustainability funding, and continued funding, from Yolo County. The District received \$127,810 from the County in fiscal year FY 2023-2024 and again in 2024-2025.

Ongoing receipt of fire sustainability funding from Yolo County is subject to change based on policy set by the County. The YCFCA continues to lobby for annual increases in the amount of funding, but one of the determinants to continued funding, even at current levels, is the fiscal health of the Yolo County overall budget.

As of this writing, at least one Yolo County Supervisor is lobbying for a 12% reduction in fire sustainability funding for Fiscal Year 2026-2027 as the County continues to struggle with the County's budget. This would decrease our share of the funding from \$127,810 to \$112,472, a loss of \$15,337.

Grants and Other Funding Opportunities

The District continues to explore grant opportunities to offset costs. The District currently has three (3) ongoing grants.

- VFC (CAL FIRE) Grant – This matching grant is being used to replace obsolete fire shelters and for purchase of wildland coats. These funds have been expended, and we will be seeking reimbursement fiscal year ending 2026.
- VFC (CAL FIRE) Grant – The matching grant for this year is being used to replace outdated portable radios with radios that are multiband capable. These funds have been expended, and we will also be seeking reimbursement fiscal year ending 2026.
- FEMA SAFER Grant – This grant reimburses the District for costs associated with the District's Reserve Firefighter Program and recruitment of new Volunteer firefighters. The grant will allow the District to have a third firefighter on the engine each day. The following costs are reimbursed to the District: new hire physicals, station uniforms, and structure PPE.

The District will apply for another VFC grant for fiscal year 2026-2027 for additional radios, fire shelters, and other wildland safety equipment. The District will also be participating in another regional AFG grant attempt that if successful will replace the remaining outdated radios.

The FEMA SAFER Grant will expire in March 2027. The District will apply for a new grant to continue this grant funding for another four (4) years.

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Last year, we were unsuccessful in applying for a climate grant from Yolo County to help fund our energy-efficiency-upgrade project, but received a grant from Glide Foundation to purchase wildland firefighting equipment that will lessen the impact of firefighting equipment on the natural topography in the area.

Our SCBA packs and bottles are nearing the end of their NFPA Recommended service life. The District will be applying for an SCBA grant to update our SCBA's soon, as our equipment replacement fund is insufficient to cover the cost of those replacements.

While the District will continue to pursue grants as the opportunities arise, there is no guarantee it will be awarded any of them. In the current political environment, it is impossible to predict if the federal government will continue to support future grants or even continue to fund the current ones.

This coming fiscal year 2026-2027 the District will explore implementing a development impact fee and has budgeted for commission of the required nexus study.

The District also continues to look for other, more stable funding opportunities.

Cost Recovery

The District has a one-year contract with Yolo County for response, inspections, and training at the Yolo County Airport. This contract is subject to renewal each October depending on the County's financial health. As of this writing we have yet to receive payment for services provided in the first half of fiscal year 2026-2027.

The District continues to contract with Fire Recovery USA to recover costs associated with specific types of emergency responses from non-District residents and property owners. The District may also recover costs from District residents in the event an emergency response involving a District resident or property owner was because of the individual's willful negligence of laws and/or regulations; example, illegal control burns after previous education attempts.

The District continues to explore additional funding sources. The District is currently exploring the possibility of instituting a development impact fee program. These fees help local governments cover the costs associated with growth and ensure that new projects contribute to the community's well-being.

Proposed Budget

The entire proposed preliminary draft fiscal year 2026-2027 West Plainfield Fire Protection District Budget (total financing uses of \$933,906), is available at

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www.westplainfieldfire.gov as part of the May 19, 2026, Board of Fire Commissioners Regular Meeting packet. The draft final fiscal year 2026-2027 Budget (total financing uses \$939,922) is available online as part of the Board packet for the June 16, 2026, meeting.

FY 2026-2027 Summary of Anticipated Revenues

Proposed Draft Budget - FY 2026-2027	
Total Estimated Revenue	777,486
Property Taxes - Secured / Unsecured	412,856
Investment Earnings Pool	500
Fire Protection and Emergency Response Services Assessment	236,320
Fire Sustainability Funds (from Yolo County)	127,810

FY 2026-2027 Summary of Proposed Appropriations

Proposed Appropriations - Draft Budget - FY 2026-2027	
Salaries and Benefits	573,606
Salaries / Employee Taxes	535,066
Benefits	28,800
Work Comp Insurance	9,740
Services and Supplies	227,475
Personal Protective Equipment	21,375
Insurance (other than Work Comp)	21,835
Office / Household Expense	17,024
Medical Supplies	3,000
Equipment (other than apparatus)	25,232
Maintenance - Equipment	4,719
Maintenance - Vehicle	32,150
Maintenance / Deferred Maintenance - Grounds / Building	40,088
Utilities / Fuel / Propane	25,102
Training	5,000
Professional Services (attorney, IT, medical evaluations, etc)	31,950
Equipment Grant (Air Fill Station – District Share)	3,750
Appropriations for Contingency	20,000
Additions to Capital Asset Replacement Reserve	100,091
Additions to General Reserve	15,000
Total Estimated Appropriations	939,922

Proposed Assessment Rates / Use / Assessment Roll

To retain employees, meet day-to-day operating costs, make necessary capital

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improvements, complete deferred maintenance, and replace outdated regulated personnel protective equipment and apparatus, the District budget must increase. Therefore, the District proposes to increase the assessment rate for fiscal year 2026-2027 in an amount equal to the CPI increase as reported below and to levy such increased rate.

The CPI increase reported on December 2025 was 3.0%, determined as provided on Page 10 of the attached *Engineer's Report – West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment* finalized on May 28, 2024. Thus, the rates proposed to be assessed and levied for Fiscal Year 2026-2027 are as follows:

Proposed Rates – FY 2026-2027			
Property Type	Rate	Unit	SFE
Single Family	231.68	each	1.0000
Multi Family	96.12	each	0.4149
Commercial / Industrial	1,722.59	acre	7.4352
Office	454.12	acre	1.9601
Storage	1,265.44	acre	5.4620
Parking Lot	42.42	each	0.1831
Vacant	31.02	each	0.1339
Agricultural	5.88	acre	0.0254

See attached proposed Assessment Roll for fiscal year 2026-2027, which will result in assessments totaling \$236,320.00. This amount will be applied to the following appropriations:

Specific Use of 218 Funds - Draft Budget - FY 2026-2027	
Salaries and Benefits	223,288
Salaries / Employee Taxes - Additional Personnel	208,888
Benefits - Additional Personnel	14,400
Services and Supplies	40,089
Maintenance / Deferred Maintenance - Grounds / Building	40,089
Additions to Capital Asset Replacement Reserve	100,091
Total Estimated Use	363,468

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Proposed Assessment Roll – Fiscal Year 2026-2027

APN	Effective SFE	Assessment
037-010-002-000	15.7503	3,649.02
037-010-003-000	9.6086	2,226.11
037-010-012-000	1.9076	441.96
037-010-013-000	1.7342	401.78
037-010-015-000	1.9076	441.96
037-010-017-000	1.1845	274.42
037-010-021-000	1.7926	415.31
037-010-022-000	1.1845	274.42
037-010-025-000	1.0500	243.26
037-010-028-000	4.2405	982.45
037-010-032-000	1.5589	361.17
037-010-033-000	1.2668	293.50
037-010-034-000	2.0803	481.95
037-010-035-000	3.1569	731.40
037-020-017-000	0.0587	13.59
037-020-018-000	1.2397	287.21
037-020-024-000	1.2723	294.78
037-020-025-000	1.7516	405.80
037-020-026-000	1.1619	269.20
037-020-027-000	1.2723	294.78
037-020-028-000	1.3310	308.37
037-020-030-000	1.2118	280.74
037-020-031-000	1.1016	255.22
037-020-032-000	1.6402	380.00
037-020-033-000	1.2118	280.74
037-020-034-000	1.2723	294.78
037-020-035-000	1.7706	410.20
037-020-036-000	1.7222	399.00
037-020-037-000	1.2723	294.78
037-020-038-000	1.6402	380.00
037-020-039-000	1.2118	280.74
037-020-040-000	1.2118	280.74
037-020-041-000	1.2118	280.74
037-020-042-000	1.2118	280.74
037-020-043-000	2.0687	479.27
037-020-044-000	1.2118	280.74
037-020-045-000	1.2118	280.74
037-020-046-000	1.2118	280.74
037-020-047-000	1.2118	280.74
037-020-048-000	1.2397	287.21
037-020-049-000	1.2397	287.21
037-020-050-000	1.2397	287.21
037-020-051-000	0.0000	0.00
037-030-001-000	0.0800	18.54
037-030-002-000	1.0767	249.44
037-030-003-000	1.0767	249.44
037-030-004-000	1.0767	249.44
037-030-005-000	1.7222	399.00
037-030-006-000	1.2723	294.78
037-030-007-000	1.2723	294.78
037-030-008-000	1.2723	294.78
037-030-009-000	1.2137	281.18

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APN	Effective SFE	Assessment
037-030-010-000	1.1033	255.62
037-030-011-000	1.1567	267.98
037-030-012-000	1.8982	439.78
037-030-013-000	1.2540	290.53
037-030-014-000	0.2286	52.96
037-030-015-000	0.2032	47.08
037-030-016-000	1.5165	351.34
037-030-017-000	3.5485	822.12
037-040-001-000	11.7770	2,728.48
037-040-005-000	13.7983	3,196.78
037-050-001-000	2.1869	506.67
037-050-004-000	1.9652	455.30
037-050-005-000	1.0000	231.68
037-050-006-000	1.0000	231.68
037-050-007-000	1.5080	349.37
037-050-008-000	0.5334	123.58
037-050-009-000	0.5334	123.58
037-050-010-000	0.5334	123.58
037-050-011-000	0.5334	123.58
037-050-012-000	0.5334	123.58
037-050-013-000	1.0160	235.39
037-050-014-000	1.0160	235.39
037-080-001-000	1.2900	298.87
037-080-002-000	1.1033	255.62
037-080-003-000	1.1033	255.62
037-080-004-000	1.5657	362.73
037-080-005-000	2.1603	500.49
037-080-008-000	1.5834	366.84
037-080-009-000	1.4318	331.72
037-080-010-000	1.4403	333.69
037-080-011-000	1.6723	387.45
037-080-012-000	1.2634	292.69
037-080-013-000	1.2286	284.64
037-080-014-000	1.3302	308.18
037-080-015-000	1.1567	267.98
037-080-016-000	1.1033	255.62
037-080-017-000	0.0267	6.18
037-080-018-000	1.0767	249.44
037-080-019-000	1.8324	424.52
037-080-025-000	3.9837	922.94
037-080-027-000	1.1300	261.80
037-100-003-000	1.2084	279.97
037-100-008-000	1.7732	410.81
037-100-009-000	5.2905	1,225.71
037-100-010-000	1.2376	286.73
037-100-011-000	1.2084	279.97
037-100-016-000	1.2084	279.97
037-100-018-000	3.9141	906.83
037-100-019-000	1.4129	327.34
037-110-004-000	8.7424	2,025.44
037-110-005-000	8.5877	1,989.59
037-110-006-000	1.7790	412.16

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APN	Effective SFE	Assessment
037-120-001-000	1.5567	360.66
037-120-002-000	1.2367	286.52
037-120-003-000	1.1834	274.16
037-120-004-000	0.0508	11.77
037-120-006-000	1.2540	290.53
037-120-007-000	1.0000	231.68
037-120-008-000	1.0000	231.68
037-120-009-000	1.4149	327.80
037-120-010-000	1.0000	231.68
037-120-011-000	1.0000	231.68
037-120-012-000	1.5165	351.34
037-120-013-000	1.1016	255.22
037-120-014-000	1.1270	261.10
037-120-016-000	1.1016	255.22
037-120-017-000	1.1016	255.22
037-120-018-000	1.1016	255.22
037-130-002-000	4.5542	1,055.12
037-140-006-000	1.7749	411.21
037-140-008-000	0.9946	230.44
037-140-009-000	1.2903	298.94
037-140-010-000	1.4464	335.09
037-140-013-000	1.2410	287.52
037-140-014-000	1.0686	247.56
037-140-016-000	1.0686	247.56
037-140-019-000	0.5174	119.87
037-140-024-000	1.1178	258.98
037-140-025-000	1.2657	293.23
037-140-027-000	1.4381	333.18
037-140-028-000	1.4628	338.89
037-140-029-000	1.4826	343.49
037-140-030-000	1.4826	343.49
037-140-031-000	3.0066	696.57
037-140-032-000	10.4418	2,419.15
037-150-001-000	1.1567	267.98
037-150-002-000	1.1567	267.98
037-150-003-000	0.1334	30.89
037-150-007-000	0.0000	0.00
037-150-008-000	1.1270	261.10
037-150-009-000	1.1016	255.22
037-150-010-000	0.1334	30.89
037-150-011-000	0.0762	17.65
037-150-012-000	1.1033	255.62
037-150-013-000	1.1016	255.22
037-150-014-000	1.1270	261.10
037-150-015-000	1.1016	255.22
037-150-016-000	0.1270	29.42
037-150-017-000	0.0533	12.36
037-150-018-000	1.1843	274.39
037-150-019-000	1.5657	362.73
037-150-021-000	1.4856	344.19
037-150-022-000	0.1524	35.31
037-150-023-000	1.5191	351.94

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APN	Effective SFE	Assessment
037-170-003-000	5.3283	1,234.46
037-170-005-000	0.0000	0.00
037-170-006-000	7.9070	1,831.90
037-170-009-000	7.5201	1,742.25
037-170-010-000	3.2271	747.65
037-180-001-000	8.1787	1,894.84
037-180-002-000	1.1000	254.85
037-180-004-000	1.0000	231.68
037-180-005-000	1.0254	237.56
037-180-006-000	1.0254	237.56
037-180-013-000	1.1270	261.10
037-180-019-000	1.0000	231.68
037-180-020-000	0.0508	11.77
037-180-021-000	1.0254	237.56
037-180-022-000	1.0000	231.68
037-180-023-000	2.0873	483.57
037-180-024-000	0.5691	131.86
037-180-028-000	1.1270	261.10
037-180-029-000	1.4381	333.18
037-180-030-000	1.0686	247.56
037-180-032-000	1.6181	374.88
037-180-033-000	0.2235	51.79
037-180-035-000	0.1796	41.60
037-180-038-000	1.1270	261.10
037-180-039-000	1.2848	297.66
037-190-007-000	8.9165	2,065.77
037-190-008-000	10.0287	2,323.45
037-190-009-000	0.0000	0.00
038-090-013-000	2.3114	535.50
038-090-035-000	1.1684	270.69
038-090-036-000	2.8119	651.46
038-100-009-000	0.3048	70.62
038-100-017-000	0.0246	5.71
038-100-031-000	6.0541	1,402.61
038-100-032-000	8.2628	1,914.33
038-100-033-000	0.0508	11.77
038-100-034-000	2.0320	470.77
038-110-001-000	3.9421	913.30
038-110-012-000	1.0160	235.39
038-110-013-000	1.0668	247.16
038-110-014-000	1.0668	247.16
038-110-015-000	1.0160	235.39
038-110-016-000	0.0000	0.00
038-110-017-000	0.0000	0.00
038-120-003-000	0.6816	157.91
038-120-004-000	1.1792	273.20
038-120-005-000	1.1500	266.43
038-120-006-000	1.7732	410.81
038-120-007-000	1.5220	352.63
038-120-008-000	1.2084	279.97
038-120-009-000	3.5357	819.14
038-120-010-000	0.8997	208.43

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APN	Effective SFE	Assessment
038-120-012-000	2.1968	508.95
038-120-013-000	2.0790	481.67
038-120-017-000	20.0320	4,641.02
038-120-018-000	2.0469	474.22
038-120-019-000	1.7791	412.18
038-120-020-000	2.7663	640.90
038-120-021-000	3.0430	704.99
038-120-022-000	2.3285	539.46
038-120-023-000	3.2282	747.91
038-120-034-000	0.0800	18.54
038-120-036-000	3.2452	751.85
038-120-037-000	2.6289	609.06
038-120-038-000	3.3604	778.54
038-130-004-000	3.2004	741.47
038-130-008-000	1.3700	317.41
038-130-009-000	0.2400	55.61
038-130-013-000	3.5204	815.61
038-130-014-000	4.5568	1,055.71
038-130-016-000	2.6137	605.53
038-130-017-000	1.3208	306.00
038-130-021-000	2.1069	488.13
038-130-022-000	3.6005	834.15
038-140-003-000	2.3368	541.39
038-140-004-000	0.0000	0.00
038-140-005-000	1.5923	368.91
038-140-007-000	2.6137	605.53
038-140-008-000	14.8739	3,445.97
038-150-003-000	1.1834	274.16
038-150-004-000	1.0767	249.44
038-150-005-000	0.2400	55.61
038-150-008-000	1.7780	411.93
038-150-009-000	1.4935	346.02
038-150-010-000	0.2667	61.79
038-150-011-000	1.1567	267.98
038-150-012-000	1.7257	399.80
038-150-013-000	0.0267	6.18
038-160-001-000	0.3810	88.27
038-160-002-000	1.6901	391.56
038-160-003-000	1.1838	274.27
038-160-004-000	1.1559	267.79
038-160-005-000	1.0508	243.45
038-160-006-000	1.0767	249.44
038-160-007-000	1.0500	243.26
038-160-008-000	1.0767	249.44
038-160-009-000	1.5123	350.37
038-160-010-000	1.1033	255.62
038-160-011-000	1.1300	261.80
038-160-012-000	1.0500	243.26
038-160-013-000	1.1033	255.62
038-160-014-000	1.2900	298.87
038-160-015-000	0.0000	0.00
038-160-016-000	0.0000	0.00

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APN	Effective SFE	Assessment
040-120-001-000	0.0000	0.00
040-120-004-000	3.9421	913.30
040-120-005-000	3.9421	913.30
040-120-006-000	9.1026	2,108.89
040-120-007-000	9.8816	2,289.37
040-120-010-000	3.8435	890.47
040-120-012-000	3.7402	866.52
040-130-001-000	1.0508	243.45
040-130-003-000	5.3439	1,238.07
040-130-005-000	2.1603	500.49
040-130-006-000	1.0668	247.16
040-130-007-000	3.1737	735.29
040-130-008-000	2.1336	494.31
040-130-009-000	4.0640	941.55
040-130-010-000	4.0640	941.55
040-130-011-000	4.0132	929.78
040-130-012-000	4.0894	947.43
040-130-013-000	1.0668	247.16
040-130-014-000	1.0668	247.16
040-130-018-000	1.0935	253.33
040-130-019-000	2.5258	585.17
040-140-003-000	4.5720	1,059.24
040-140-005-000	1.0686	247.56
040-140-006-000	0.9855	228.33
040-140-007-000	0.0000	0.00
040-140-009-000	1.8652	432.13
040-140-010-000	1.4956	346.51
040-140-011-000	0.9946	230.44
040-140-012-000	1.9391	449.26
040-140-014-000	9.4455	2,188.33
040-140-015-000	3.5560	823.85
040-140-016-000	4.0640	941.55
040-140-018-000	0.7620	176.54
040-140-019-000	0.5334	123.58
040-140-020-000	0.4826	111.81
040-140-021-000	0.2540	58.85
040-140-022-000	0.4826	111.81
040-140-023-000	0.4826	111.81
040-140-026-000	0.9855	228.33
040-140-027-000	1.8479	428.11
040-140-029-000	0.9893	229.21
040-140-030-000	2.9850	691.56
040-150-003-000	4.2672	988.62
040-150-015-510	4.2672	988.62
040-150-015-520	1.6271	376.97
040-150-016-000	4.2939	994.80
040-150-017-000	4.2139	976.27
040-150-018-000	5.6995	1,320.46
040-150-019-000	2.1336	494.31
040-150-020-000	2.1336	494.31
040-160-003-000	2.2606	523.74
040-160-004-000	2.1590	500.20

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APN	Effective SFE	Assessment
040-160-008-000	4.2672	988.62
040-160-011-000	0.0707	16.39
040-160-012-000	0.0778	18.02
040-160-013-000	4.0005	926.84
040-160-014-000	12.8605	2,979.51
040-170-001-000	2.1336	494.31
040-170-002-000	3.7338	865.05
040-170-003-000	1.0668	247.16
040-170-004-000	2.0991	486.31
040-170-005-000	2.9258	677.85
040-170-006-000	4.2939	994.80
040-170-007-000	3.3782	782.66
040-170-011-000	3.9421	913.30
040-170-012-000	2.7747	642.85
040-170-013-000	0.0079	1.82
040-170-015-000	8.4352	1,954.27
040-170-016-000	4.0386	935.66
040-170-018-000	2.2441	519.91
040-170-019-000	0.9652	223.62
040-170-020-000	5.2639	1,219.53
040-180-002-000	2.2892	530.36
040-180-003-000	2.2892	530.36
040-180-004-000	1.1792	273.20
040-180-005-000	1.4129	327.34
040-180-006-000	1.8218	422.08
040-180-007-000	1.3729	318.07
040-180-008-000	11.2768	2,612.60
040-180-009-000	2.3952	554.92
040-180-010-000	0.0000	0.00
040-180-012-000	4.2672	988.62
040-180-013-000	5.7944	1,342.44
040-180-014-000	14.3449	3,323.42
040-180-018-000	5.3873	1,248.14
040-180-020-000	1.1684	270.69
040-180-022-000	1.1684	270.69
040-180-025-000	0.5842	135.35
040-180-026-000	0.5550	128.58
040-180-028-000	1.7342	401.78
040-180-029-000	1.7050	395.01
040-180-031-000	1.8755	434.51
040-180-032-000	0.5258	121.81
040-180-033-000	0.6134	142.11
040-180-034-000	1.1976	277.46
040-180-035-000	2.1821	505.55
040-200-001-000	2.1168	490.42
040-200-002-000	8.0737	1,870.50
040-200-003-000	1.1567	267.98
040-200-005-000	2.1336	494.31
040-200-006-000	3.3961	786.81
040-200-012-000	2.0574	476.66
040-200-013-000	3.3961	786.81
040-200-015-000	1.8542	429.58

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APN	Effective SFE	Assessment
040-200-016-000	1.0254	237.56
040-200-018-000	3.7437	867.33
040-200-026-000	1.1033	255.62
040-200-027-000	1.0767	249.44
040-200-028-000	4.2672	988.62
040-200-029-000	5.2905	1,225.71
040-200-030-000	2.2670	525.21
040-200-031-000	1.3556	314.07
040-200-032-000	7.6131	1,763.81
040-220-001-000	4.6736	1,082.78
040-220-002-000	2.6301	609.33
040-220-003-000	1.7342	401.78
040-220-004-000	1.4421	334.11
040-220-005-000	1.4421	334.11
040-220-006-000	2.3682	548.67
040-220-007-000	1.8755	434.51
040-220-008-000	1.8755	434.51
040-220-009-000	1.7342	401.78
040-220-010-000	1.7342	401.78
040-220-011-000	1.7342	401.78
040-220-012-000	1.7050	395.01
040-220-013-000	1.7050	395.01
040-220-014-000	1.7050	395.01
040-220-015-000	10.8397	2,511.33
040-220-016-000	2.5502	590.84
040-220-017-000	0.0707	16.39
040-220-018-000	0.0362	8.39
040-220-019-000	1.7342	401.78
040-220-020-000	1.6927	392.16
040-220-021-000	1.8259	423.02
040-220-022-000	13.3898	3,102.14
040-220-023-000	91.1667	21,121.48
040-220-024-000	0.0000	0.00
040-220-033-000	1.0285	238.28
040-220-034-000	1.5567	360.66
040-220-035-000	1.5567	360.66
040-220-036-000	1.5567	360.66
040-220-037-000	1.3167	305.05
040-220-038-000	1.2900	298.87
040-220-041-000	1.6309	377.84
040-220-042-000	1.7124	396.73
040-220-065-000	4.7233	1,094.28
040-220-066-000	1.1567	267.98
040-220-068-000	1.4234	329.77
050-120-007-000	0.0000	0.00
050-120-008-000	0.0000	0.00
050-120-015-000	10.3366	2,394.77

TOTAL 236,320.00



ENGINEER'S REPORT

West Plainfield Fire Protection District

Fire Protection and Emergency Response Services
Assessment

Fiscal Year 2024-25

Pursuant to California Government Code Section
50078 et seq., Health and Safety Code Section
13914 and Article XIID of the California
Constitution

Engineer of Work:



SCI Consulting Group
Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
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West Plainfield Fire Protection District

Board of Commissioner's

- James McMullen, Board President
- Warren Roos, Board Vice President
- Emily Jacob Amy, Commissioner
- John Lindsey, Commissioner
- Elizabeth Stiles, Commissioner

Fire Chief

- Cherie Rita, Fire Chief

Assistant Chief

- Dave Stiles, Assistant Chief

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Introduction

The West Plainfield Fire Protection District (“West Plainfield FPD,” “Fire District,” or “District”), was originally formed in 1928 by the residents of the District and provides fire protection, fire prevention and emergency response services in south/central area of unincorporated Yolo County between Davis and Winters. The Fire District is currently staffed with 1 career firefighter 24 hours per day 7 days per week, supported by a dwindling number of volunteer firefighters.

The West Plainfield FPD is governed by Yolo County Board of Supervisors overseeing a local, dependent, five-member Board of Fire Commissioners. The Yolo County Board of Supervisors can delegate any of its power to the Board of Fire Commissioners.

The Fire District covers approximately 33 square miles and serves an approximate population of 900. The District operates out of one fire station in rural Yolo County. West Plainfield FPD responds to almost 300 service calls per year, including structure fires, brush fires, vegetation fires, vehicle fires, traffic collisions, search and rescues, hazardous materials incidents and emergency medical calls. In addition, West Plainfield FPD provides fire prevention, community education, emergency preparedness and other services relating to the protection of lives and property.

The assessment district described in this Engineer’s Report is intended to provide an ongoing secure funding source for local fire protection services. The cost of providing fire protection and emergency response services continues to rise each year due to increasing emergency calls, enhanced firefighter training requirements, and substantial increases in operational costs, including fuel, utilities, equipment, insurance, and personnel.

Competitive wages in neighboring agencies have made it increasingly difficult for the Fire District to retain and attract firefighters. In addition, it is becoming more difficult to retain and attract volunteer firefighters due to increased training requirements and the additional time required to meet these training requirements. The Fire District is not funded by the State or County and has never received any funding from the now-suspended Cal Fire Prevention Fee.

The continuation of the assessment will help address the wage disparity and, in turn, increase the number and retention of our locally trained firefighters. Adequate staffing also allows the Fire District to assemble the recommended number of personnel on the scene of an incident quicker, which is a factor for your Insurance Services Office (ISO) rating, affecting insurance rates. A negative change in ISO rating will result in higher costs with possibly lower coverage limits or the complete loss of homeowners insurance coverage.

West Plainfield FPD seeks to maintain a high level of fire protection and emergency response service by maintaining appropriate staffing levels and providing improved apparatus replacement, maintenance of facilities, and increase in local firefighter wages.

This Engineer's Report supports the continuation of the assessment to enhance existing funding sources, associated services and equipment, and fund these improved services and equipment, thus allowing the District to continue to provide services and enhance safety for its residents and their family members, business owners and their customers, and the firefighters, some of whom are volunteering their time to the District. The proposed assessment rates for fiscal year 2024-25 are shown in Table 1, below.

Table 1 – Proposed Assessment Rates

Property Type	Proposed Rate	Unit
Single Family	\$219.66	each
Commercial/Industrial	\$1,633.22	acre
Office	\$430.56	acre
Storage	\$1,199.78	acre
Parking Lot	\$40.22	each
Vacant	\$29.41	each
Agriculture	\$5.58	acre

These proposed assessment rates, adjusted by the relative fire hazard zone factor and the relative travel time factor, are used to calculate the specific assessment for each parcel. These factors are explained in more detail in the Method of Apportionment section of this report.

This Engineer’s Report (the "Report") was prepared to:

- Describe the fire suppression, safety and emergency response services and equipment that would be funded by the assessments (the "Services")
- Establish a budget for the Services that would be funded by the assessments in 2024-25
- Determine the special benefits received from the proposed Services by property within the West Plainfield Fire Protection District Assessment (the "Assessment District"), and
- Describe the method of apportionment to lots and parcels within the Assessment District.

This Report and the proposed assessments have been made in compliance with California Government Code Section 50078 et seq., Health and Safety Code Section 13914 (the "Code") and Article XIID of the California Constitution (the "Article").

The Assessment District is narrowly drawn to include only properties that directly receive the additional fire protection and prevention services provided by the assessment funds and are specially benefited from such Services. The Assessment Diagram included in this Report shows the boundaries of the Assessment District.

Legal Analysis of Proposition 218

The proposed assessment complies with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996 and is now Articles XIII C and XIII D of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses of a public improvement that provide a special benefit to the assessed property.

Proposition 218 imposes a number of important requirements, including property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space District (2008) 44 Cal.4th 431

On July 14, 2008, the California Supreme Court issued its ruling in *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space District* (“*Silicon Valley*”). Several of the most important elements of the ruling are:

- Benefit assessments are for special, not general benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District

Dahms v. Downtown Pomona Property (2009) 174 Cal.App.4th 708

On June 8, 2009, the Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court granted review and transferred the case back to the Court of Appeal for reconsideration in light of the Supreme Court’s discussion in the *Silicon Valley* case. In *Dahms*, the Appellate Court then upheld the assessment that was 100% special benefit (i.e. 0% general benefit) holding that the services and improvements funded by the assessments were directly provided to property in the assessment District. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon (2009) 46 Cal.4th 646

On December 31, 2009, the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district, instead of each individual property's proportional special benefits.

Beutz v. County of Riverside (2010) 184 Cal.App.4th 1516

On May 26, 2010, the California Court of Appeal issued its decision in *Steven Beutz v. County of Riverside* ("Beutz"). This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

Golden Hill Neighborhood Association V. City of San Diego (2011)199 Cal.App.4th 416

On September 22, 2011, California Court of Appeal issued its decision in *Golden Hill Neighborhood Association v. City of San Diego*. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, as in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to document the basis for the assessment on city-owned parcels.

Compliance with Current Law

This Engineer's Report is consistent with the requirements of Article XIII C and XIII D of the California Constitution and with the *Silicon Valley* decision because the Services to be funded are clearly defined; the Services are available to and will be directly provided to all benefited property in the Assessment District; the Services provide a direct advantage to property in the Assessment District that would not be received in the absence of the assessment; and the Services are benefits that are over and above general benefits conferred on real property located in West Plainfield FPD or to the public at large by other public entities that make up the membership of West Plainfield FPD.

This Report is consistent with *Dahms* because, similar to the *Downtown Pomona* assessment validated in *Dahms*, the Services will be directly provided to property in the Assessment District. More specifically, as discussed hereafter, the Services afford benefits specifically unique and supplied only to property owners within the District, with a corresponding effect that is not shared by other parcels outside of the District or real property in general, including the public at large. While *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more generous separation and quantification of general benefits.

This Report is also consistent with *Bonander* because the Assessment has been apportioned based on the proportional special benefit to each property. Furthermore, the Assessment is consistent with *Beutz* and *Golden Hill* because the general benefits have been explicitly calculated, quantified, and excluded from the Assessment.

Assessment Process

In order to allow property owners to ultimately decide whether additional funding should be provided for the District's fire protection, suppression, and emergency response services, the Board, on May 16, 2023, authorized the initiation of proceedings for a benefit assessment to provide local funding for improved services and related costs. The assessment was named the Fire Protection and Emergency Response Services Assessment (the "Assessment District" or "Assessment"). In June and July of 2023, the District conducted an assessment ballot proceeding pursuant to the requirements of Article XIID of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") of the Government Code. During this ballot proceeding, owners of property in the Assessment District were provided with a notice and ballot for the special assessment. A 45-day period was provided for balloting and a public hearing was conducted on July 18th, 2023.

It was determined at the public hearing that 58.87% of the weighted ballots returned were in support of the assessment. Since the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted), the Board took action, by resolution, to approve the levy of the assessments for fiscal year 2023-24 and to continue to levy them in future fiscal years. The initial maximum assessment rate balloted and established in Fiscal Year 2023-24 was \$219.66 per single family equivalent benefit unit. The levies were submitted to the Yolo County Auditor for inclusion on the property tax rolls for fiscal year 2023-24.

The authority granted by the ballot proceeding includes an annual adjustment in the maximum authorized assessment rate equal to the annual change in the Consumer Price Index for San Francisco Bay Area Consumer Price Index-U, for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 5%. The maximum authorized assessment rate is equal to the maximum assessment rate in the previous fiscal year adjusted annually by the change in the CPI or by 5%, whichever is less. The Board took action, by Resolution No. 23-06 passed on July 18th, 2023, to approve the levy of the assessments.

The maximum authorized assessment rate is equal to the maximum assessment rate in the previous fiscal year adjusted annually by the change in the CPI or by 5%, whichever is less. Based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2023-24 was \$219.66 per single family equivalent benefit unit. The annual change in the San Francisco Bay Area Consumer Price Index from December 2022 to December 2023 was 2.62%. The maximum authorized assessment rate for Fiscal Year 2024-25 shall not be increased. The proposed assessment rate for fiscal Year 2024-25 is \$219.66 per single-family equivalent benefit unit, which is less than the maximum allowable rate.

In each subsequent year for which the assessment will be continued, an updated proposed budget, assessment rate and an updated assessment roll listing all parcels and their proposed assessment for the upcoming fiscal year shall be prepared and considered by the Board of Directors. At this meeting, the Board will also call for the publication in a local newspaper a legal notice of the intent to continue the assessment for the next fiscal year and set the date for the noticed public hearing. At the annual public hearing, members of the public can provide input to the Board prior to the Board's decision on continuing the services and assessment for the next fiscal year.

If the assessment is confirmed and approved, the levies would be submitted to the Yolo County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2024-25.

Description of Services

West Plainfield FPD provides a range of fire suppression and protection, prevention, and other fire and emergency-related services to properties within its boundaries.

This proposed benefit assessment would provide funding for three major areas of service improvements within the District for its' fire suppression and protection operations (with the majority of the proposed assessment revenue being dedicated to firefighter retention.)

- Increased Firefighter Staffing and Training
- Improved Maintenance and Replacement of Apparatus and Equipment
- Other Services and Supplies

The West Plainfield FPD fire station is located at 24901 County Road 95, Davis, CA 95616

The formula below describes the relationship between the final level of services, the baseline level of service based on existing funding, and the enhanced level of services funded by the assessment if it is approved. It should be noted, due to the fact that current operating costs are increasing at a faster rate than current funding sources, the baseline level of services is diminishing over time.

<i>Final Level of Service</i>	=	<i>Current and Diminishing Baseline Level of Service</i>	+	<i>Proposed Enhanced Level of Service</i>
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Below is a more detailed description of these improvements that are provided for the special benefit of property in the Assessment District.

Increased Firefighting Staffing and Training

Firefighting emergency response staffing levels are described colloquially in terms of "speed and weight," with speed describing the response time and weight describing the number and types of personnel. Also, staffing levels are also commonly described in terms of the number of firefighting staff per fire truck and/or apparatus, such as "4 on an initial response" or "3 on an initial response." West Plainfield Fire is satisfied with its response time ("speed") but has determined that its staffing levels ("weight") need to be improved.

Although there are many approaches to deploying firefighting staff, OSHA guidelines place strict requirements on operations, particularly when firefighters are required to enter potentially Immediately Dangerous to Life and Health (IDLH) environments such as structure fires. In these atmospheres, OSHA requires that personnel use self-contained breathing apparatus (SCBA), that a minimum of two firefighters work as a team inside the structure, and that a minimum of two firefighters be on standby outside the structure to provide assistance or perform rescue.

To meet the “2 in, 2 out” standard, the National Fire Protection Agency (NFPA) recommendation is four (4) personnel per apparatus in a community of this size and risk. The District cannot meet the NFPA recommendation due to budget constraints. The next best option is to align with industry standards and respond adequately to calls by staffing all apparatus with three (3) personnel.

Essentially the “2 in, 2 out” rule severely limits West Plainfield FPD’s ability to respond effectively to many types of emergencies. The challenge is compounded in the case of multiple calls. West Plainfield FPD has determined that an increase in staffing would significantly increase its effectiveness, as well as compliance with OSHA requirements, and would benefit the property owners with heightened levels of property and human life protection.

Improved and increased firefighting staffing levels will significantly contribute to improved safety and protection of real property within the proposed Assessment District.

The proposed assessment is intended to provide funding for additional full-time-staffing, and some additional training. The costs for the proposed staffing increases would support the implementation of “3 on an initial response” staffing are included in the Table 3 Budget.

Improved Maintenance and Replacement of Apparatus and Equipment

West Plainfield FPD desires to ensure maintenance and replacement of apparatus in order to maximize safety and effectiveness for fire suppression. Improved maintenance and replacement will significantly contribute to improved safety and protection of real property. It should be noted that the need for equipment replacement will be ongoing. If approved, the proposed assessment will fund this replacement plan by allocating \$82,764 per year to the apparatus and equipment replacement fund. Table 2 below lists the replacement plan for apparatus and equipment.

Table 2 – Apparatus and Equipment Replacement Plan

Fiscal Year	Apparatus	EstimatedAmount
2028-29	Engine Type 1	\$1,488,500
2035-36	Water Tender	\$1,744,638
2044-45	Engine Type 5, Brush 30	\$1,625,173
2044-45	Engine Type 5, Brush 330	\$493,300
2046-47	Water Tender	\$2,530,959
TBD	Engine Type 6	\$475,000
	Estimated Unfunded Total	\$8,357,570

Other Services and Supplies

The budget shown in Table 3 includes and summarizes budget allocations for firefighter staffing and training, equipment and apparatus maintenance and replacement, capital repairs, equipment operation and maintenance, professional services, supplies and materials, utilities and administration in support of West Plainfield FPD’s operations.

Cost and Budget

The following budget lists the expenditures that would be funded by the Assessment District in Fiscal Year 2024-25.

Table 3 – Cost and Budget

West Plainfield Fire Protection District	
Estimate of Costs	
Fiscal Year 2024-25	
Budget Item	Amount
Service, Appartus and Equipment Needs	
Firefighter Staffing and Training	\$573,925
Equipment and Apparatus Maintenance and Replacement	\$105,764
Facility Improvements	\$0
Capital Repairs	\$50,821
Equipment Operation and Maintenance	\$29,632
Professional Services	\$21,544
Supplies and Materials	\$126,190
Utilities	\$10,350
Administration	\$0
Contingency	\$25,000
Total Service Needs (a)	\$943,226
Less: Est. Dedicated Revenue from Property Taxes & Other Sources (b)	(\$413,300)
Less: Contribution from the County (c)	(\$127,810)
Est Total Revenue from Other Sources (General benefit contribution) (b+c) = (d)	(\$541,110)
Contribution to / (from) Reserve Fund (e)	(\$159,660)
Net Cost of Servicing to Assessment District (a-d-e) = (f)	\$242,456
Allowance for County Collection (\$1.00 per parcel) = (g)	\$396
Total Fire Suppression and Protection Services Budget (e-f) =(g)	\$242,852
Total Proposed Assessment Budget (g)	\$242,852
Effective Single Family Equivalent Benefit Units in Assessment District (h)	1,105.58
Proposed Assessment per Effective Single Family Equivalent Unit (SFE) (g/h)	\$219.66

The “Service Needs” cost estimates are presented in the budget table above for the 2024-25 fiscal year only, but are based upon financial forecasting over a 10-year cycle and beyond. This forecasting concludes that these costs will likely persist consistently into the future. Consistent with the General Benefit requirement described later in this Report, at least 21% of the total cost of the West Plainfield FPD Fire Services must be funded from sources other than this proposed assessment to cover any general benefits from the Services. Therefore, the cost of services of \$943,226 funded by the proposed assessment can be funded exclusively through the assessment levy as a special benefit since the current County contributions from its dedicated ad valorem property tax revenues and other sources exceed approximately 57.37%. (\$541,110/\$943,226) of the total cost of West Plainfield FPD Fire Services, far in excess of the above required 21% non-assessment general benefit funding requirements. The 57.37% funding is from property taxes and other sources. The Total SFEs are the sum of the assigned Single Family Equivalent units for each affected parcel based upon a parcel-by-parcel analysis of the service area consistent with the Method of Apportionment described later in the Report.

Method of Apportionment

This section includes an explanation of the special benefits to be derived from the Services, the criteria for the expenditure of assessment funds, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District area consists of all Assessor Parcels within West Plainfield FPD boundaries. The method used for apportioning the assessment is based upon the proportional special benefits from the Services to be provided to the properties in the assessment area over and above general benefits conferred on real property or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

1. Identification of all benefit factors derived from the improved services
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

Implementation of an Assessment for Fire Protection Services

California Government Code Section 50078 et. seq. allows agencies which provide fire suppression services, such as West Plainfield FPD, to levy assessments for fire suppression services. Section 50078 states the following:

“Any local agency which provides fire suppression services directly or by contract with the state or a local agency may, by ordinance or by resolution adopted after notice and hearing, determine and levy an assessment for fire suppression services pursuant to this article.”

In addition, California Government Code Section 50078.1 defines the term “fire suppression” as follows:

“(c) “Fire suppression” includes firefighting and fire prevention, including, but not limited to, vegetation removal or management undertaken, in whole or in part, for the reduction of a fire hazard.”

Therefore, the Services to be provided by the Assessment District fall within the scope of services that may be funded by assessments under the Code.

The assessment must be levied based on the special benefit to property. Special benefit means a particular and distinct benefit received by property over and above any general benefits conferred on real property located in the Assessment District or the public at large. With reference to the requirements for assessment, Section 50078.5 of the California Government Code states:

"(b) The benefit assessment shall be levied on a parcel, class of improvement to property, or use of property basis, or a combination thereof, within the boundaries of the local agency, zone, or area of benefit."

"The assessment may be levied against any parcel, improvement, or use of property to which such services may be made available whether or not the service is actually used."

Health and Safety Code Section 13914 states:

A [fire protection] district may levy an assessment for fire suppression services pursuant to Article 3.6 (commencing with Section 50078) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A of the California Constitution.

The following two sections describe how and why the Fire Protection Services specially benefit properties. This special benefit is particular and distinct from its effect on other property, and that other real property and the public at large do not share the special benefit.

Overview of Special Benefits from Fire Protection Services

Special Benefit is defined in Article XIID of the California Constitution as a “particular and distinct benefit over and above general benefits.” The proposed services and improvements provide “particular and distinct” benefit because they are distinctly defined and described, and are provided directly to the parcels within the Assessment District boundaries. The proposed services and improvements are “over and above general benefits” currently supplied by the West Plainfield FPD and other agencies.

Moreover, this assessment for fire protection services can be clearly contrasted with assessments for parks and recreation, or even open space, as addressed in *Silicon Valley*, because fire services are provided directly to individual parcels in the form of fire prevention and suppression; by contrast, property owners must travel from their properties to dispersed locations to fully enjoy the benefits of parks and open space.

In summary, real property located within the boundaries of the proposed Assessment District distinctly and directly benefits from increased safety and protection of real property and human life in the Assessment District.

Description of Special Benefit From Fire Protection Services

In order to allocate the assessments, the special benefit arising from the Services that will be provided to property in the Assessment District has been identified and described below. This special benefit must confer a direct advantage to the assessed properties; otherwise it would be general benefit, as described further in this report.

The following special benefit confers to residential, commercial, industrial, institutional, and other lots and parcels resulting from the improved fire protection and emergency response services that will be provided in the Assessment District. This special benefit is summarized as follows:

Increased safety and protection of real property assets for all property owners within the Assessment District.

The proposed Assessments will fund improved fire suppression, prevention, protection and emergency response services, and thereby can significantly reduce the risk of property damage, human injury, or death associated with fires within the assessment District. Clearly, fire mitigation helps to protect and specifically benefits both improved properties and vacant properties in the Assessment District.

"Fire is the largest single cause of property loss in the United States. In the last decade, fires have caused direct losses of more than \$120 billion and countless billions more in related cost."¹

“Over 140,000 wildfires occurred on average each year, burning a total of almost 14.5 million acres. And since 1990, over 900 homes have been destroyed each year by wildfires.”²

“The strategies and techniques to address fire risks in structures are known. When implemented, these means have proven effective in the reduction of losses.”³

The proposed improved fire suppression, prevention, protection, and emergency response services support this special benefit by providing West Plainfield FPD with the needed resources to protect real property from uncontrolled fires.

The proposed increased firefighting staffing supports this special benefit by providing needed personnel resources. For instance, current OSHA regulations require that two firefighters remain outside a structure during an emergency response to a structure fire, while two firefighters may enter. *(This OSHA Policy is documented as United States Department of Labor - Occupational Safety and Health Administration — OSHA Regulation “2 in 2 out”— The “2In/2 Out” policy is part of paragraph (g)(4) of OSHAs revised respiratory protection standard, 29 CFR 1910.134.)*

This “2 in, 2 out” requirement places significant limitations on West Plainfield FPD’s ability to respond to structure fires, particularly when second and third calls are made. The proposed assessment would allow West Plainfield FPD to optimize staffing levels and respond with the industry standard of “3 on an initial response” on significantly more emergency calls. Properties receive direct special benefit from the increased staffing because the increase in staffing in turn increases the likelihood that property and life will be protected. For example, if only two firefighters are available to respond to a structure fire, no firefighter would be allowed to enter the structure –significantly delaying critical fire suppression activity.

The increased firefighting staffing specifically satisfies the strict legal requirements of the *Silicon Valley* decision in that these Services are clearly defined, are available to and will be directly provided to all benefited property, and will provide a direct advantage that would not be received in the absence of the assessment.

General Versus Special Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.”

In other words:

$\textit{Total Benefit} = \textit{General Benefit} + \textit{Special Benefit}$
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The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment, therefore, can fund special benefits but cannot fund general benefits.

Please note that the property owners of the parcels subject to the assessment *should not* and *cannot* be required to pay for the general benefits arising from the proposed service and equipment improvements – this is an essential assessment-payer-protection requirement of all Proposition 218–compliant assessments. In order to clearly and overwhelmingly satisfy this important requirement, the general benefit has been calculated in each step favoring its reasonable maximum to totally avoid any possibility that the total general benefit to be funded from other sources is under-calculated.

There is no statutory formula to calculate, quantify and separate general benefit in support of benefit assessment analysis. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct,” and are not “over and above” benefits received by other properties, or the public at large. *Silicon Valley* provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements. Again, in this Report, the general benefit is generously estimated and described, and then budgeted so that it is funded by sources other than the assessment. Although there is not an industry standard for this general benefit calculation, the three-component (plus an adjustment for emergency medical) approach shown in the formula below has been the most-widely used.

$\begin{aligned} & 1.) \textit{Benefit to Real Property Outside the Assessment District} \\ + & 2.) \textit{Benefit to Real Property Inside the Assessment District that is} \\ & \textit{Indirect and Derivative} \\ + & 3.) \textit{Benefit to the Public at Large} \\ + & \textit{(Adjustment for Emergency Medical Services)} \\ \hline = & \textit{General Benefit} \end{aligned}$

Special benefit, on the other hand, is defined in the California Constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The *Silicon Valley* decision indicates that a special benefit is conferred to a property if the property “receives a direct advantage from the improvement (e.g., proximity to a park).” In this assessment, as noted previously, the improved Services are available when needed to all properties in the Assessment District, so the overwhelming proportion of the benefits conferred to property is special, and the benefits are only minimally received by property outside the Assessment District or the public at large.

Calculating General Benefit

This section provides a measure of the general benefits from the assessments.

1.) Benefit to Property Outside the Assessment District

Properties within the Assessment District receive almost all of the special benefits from the Services because the Services will be provided solely in the Assessment District boundaries. (It should be noted that the Services may, at times, be used outside the West Plainfield FPD boundaries. However, this use is part of a mutual aid agreement and is offset, at least in part, by the provision of Services by other outside agencies within the Assessment District boundaries.)

Properties proximate to, but outside of, the boundaries of the Assessment District receive some benefit from the proposed Services due to some degree of indirectly reduced fire risk to their property. Specifically, the parcels immediately contiguous to West Plainfield FPD’s boundaries enjoy a reduction to the possibility of a fire “jumping” from an adjacent structure (within the West Plainfield FPD boundaries) because West Plainfield FPD controls structure fires within its boundaries. Because West Plainfield FPD’s primary role is directed towards structure fires, as opposed to wildland fires, and structure fires generally “jump” more slowly, it is reasonable to only consider the directly adjacent, but outside, parcels. These are estimated to receive some benefit relative to parcels within the Assessment District, but they do not directly receive the improved fire protection resulting from the Services funded by the Assessments.

At the time the Assessment was proposed, the Engineer of Work, using the Geographic Information Systems, quantified the number of parcels proximate to the Assessment District boundary but outside the Assessment District, and thereby determined that there were approximately 84 directly adjacent properties. Further consideration of the types, use, location and other attributes of the outside but proximate parcels is not warranted due to numeric insignificance, and would not materially increase the accuracy of this analysis:

84 parcels outside West Plainfield FPD but proximate to the District Boundaries

423 parcels in the Assessment District.

Calculation:

General Benefit to Property Outside the Assessment District =

*$84 / (423+84) = 16.57\%$: ~ rounded to **17.0%***

It can reasonably be argued that properties protected inside, but near the Assessment District boundaries, are offset by similar fire protection provided outside, but near, the Assessment District's boundaries, through mutual aid agreements. However, this analysis uses the more generous approach of finding that 17.0% of the Services may be of general benefit to property outside the Assessment District, and cannot be funded by this assessment.

2.) Benefit to Property Inside the District that is *Indirect and Derivative*

In determining the proposed Assessment District area, West Plainfield FPD has been careful to only include parcels that will directly receive the benefit of the improved Services. All parcels will directly benefit from the use of the improved Services throughout the Assessment District in order to maintain the same improved level of fire suppression and protection throughout the area. Fire protection and suppression will be provided as needed throughout the area. The shared special benefit - reduced severity and number of fires - would be received on an equivalent basis by all parcels in the Assessment District due to the proposed increased funding. Furthermore, all parcels in the Assessment District would directly benefit from the ability to request or receive service from West Plainfield FPD and to have a West Plainfield FPD resource promptly respond directly to the parcel and address the owner's or resident's service need.

The *Silicon Valley* decision indicates that the fact that a benefit is conferred throughout the Assessment District area does not make the benefit general rather than special, so long as the Assessment District is narrowly drawn and limited to the parcels directly receiving shared special benefits from the service. This concept is particularly applicable in situations involving a landowner-approved assessment-funded extension or improvement of a local government service to benefit lands. This Report therefore concludes that, other than the general benefit to properties outside the Assessment District (discussed above) and to the public at large (discussed below), the general benefit from the fire protection services that is "indirect and derivative" is negligible.

3.) Benefit To The Public At Large

Because the Services directly serve and benefit all of the property in the Assessment District, any general benefit conferred on the public at large would be small.

The public at large uses the public highways, and when traveling in and through the Assessment District the public may benefit from the services without contributing to the assessment. Although the protection of this critical infrastructure is certainly a benefit to all the property within West Plainfield FPD, this protection is arguably “indirect and derivative” and possibly benefits people rather than property. A fair and appropriate measure of the general benefit to the public at large therefore is the amount of highway and throughway street area within the Assessment District relative to the overall land area. An analysis of maps of the Assessment District shows that approximately 1.17% of the land area in the Assessment District is covered by highways and throughway streets.

A 2.0% contribution therefore is a generous, fair and appropriate measure of the general benefit to the public at large within the Assessment District and cannot be funded by this assessment.

Adjustment to Account for Emergency Medical Services as General Benefit

For the purposes of this Report, an additional adjustment has been made to the general benefits calculation to account for general benefits that may result from the District’s rescue and emergency medical services (“EMS”) associated with the proposed Services. *(Limitations on the appropriateness of Proposition 218-compliant assessments to fund EMS is still debated - in any case, this assessment does not include funding for EMS).* This assessment is designed to provide funding for fire protection and emergency response services, including fire-related and non-fire-related rescue and associated medical services. However, it is not designed to fund typical, non-fire/non-rescue medical calls (e.g., a cardiac arrest medical call).

West Plainfield FPD is authorized to provide EMS in addition to its primary responsibility of fire prevention and suppression. In fact, a significant portion of West Plainfield FPD’s emergency service calls are associated with providing EMS. Nonetheless, the largest portion by far of the costs associated with operating West Plainfield FPD is support for fire suppression services as illustrated in Table 4, below.

Incremental costs associated with non-fire/non-rescue emergency medical service include almost exclusively the operating costs associated with transportation to such calls such as fuel and maintenance. For further clarification, these are costs that are only incurred because of EMS, and do not include fixed costs such as personnel who would be on active duty in any case as well (as the associated training), and would therefore be incurred in any event in satisfying West Plainfield FPD’s primary responsibility of fire protection and suppression.

Evaluation of the transportation associated with non-fire/non-rescue emergency medical calls for several similar fire districts in California indicates that typically around 2% of overall operating costs are for such calls. An analysis of West Plainfield FPD’s actual additional costs for non-fire/non-rescue emergency medical calls is shown in Table 4, below, and supports an adjustment of 1.2%. This adjustment has generously been rounded up to 2%.

Table 4 – Emergency Medical Expenses Versus Overall Budget

Emergency Medical Expenses	Annual Costs
EMS Fuel Cost	\$5,035.71
EMS Apparatus Operations and Maintenance Cost	\$3,465.91
EMS Supplies and Equipment	\$1,000.00
Annual EMS Training and Certification Costs	\$2,000.00
Total EMS Cost (a)	\$11,501.63
Total Budget from Table 4 (b)	\$943,226.00
Percentage of Total Budget on Emergency Medical (a/b)	1.2%

The proposed assessment, as indicated through this Report, will exclusively fund special benefits conferred upon the properties within West Plainfield FPD boundaries, while EMS is directly funded from West Plainfield FPD through non-assessment sources including property taxes. For purposes of this Report, EMS costs over and above those necessary for fire suppression have been treated as general benefits, and it is conceded that these general benefits may exist at the same percentage for the proposed Services as with the existing baseline services. Therefore, it can be concluded that West Plainfield FPD’s services are 1.2% general as a result of providing EMS services; The engineer is requiring a 2% adjustment for this component.

Summary of General Benefits

Using a sum of the measures of general benefit for the public at large and land outside the Assessment Area, we find that approximately 21% of the benefits conferred by the proposed Fire Protection and Emergency Response Assessment may be general in nature and must therefore be funded by sources other than the assessment.

General Benefit Calculation

17.0% (1. Outside the Assessment District - Adjacent parcels)
+ 0.0% (2. "Indirect and Derivative" Property within the Assessment District)
+ 2.0% (3. Public at Large)
= 19.0% (Subtotal of General Benefit)

+ 2.0% (Emergency Medical Adjustment)

= **21.0%** (Total of General Benefits)

The Assessment District's total budget for 2024-25 is \$943,226. Of this total assessment budget amount, the District will contribute at least \$541,110 which is more than 57% of the total budget from sources other than this proposed assessment including dedicated property taxes and the existing benefit assessment. This contribution constitutes significantly more than the 21% general benefits estimated by the Assessment Engineer, which must be paid for by non-assessment sources.

Zones of Benefit

The Assessment District has been narrowly drawn. The assessments will fund improved fire protection services relatively uniformly throughout the Assessment District. Properties of similar type will receive essentially equivalent types of special benefit with reasonable, parcel-by-parcel adjustments for fire hazard zone and proximity to fire stations (as explained later in the Method of Assessment section), and no broad, widespread Zones of Benefit are needed. Instead, each parcel is subject to geographic factors, acting as effective individual mini-zones.

The Assessment Area is extremely rural, and includes a patchwork of areas of moderate fire risk. Further, travel by roadway throughout the Assessment Area is very limited, and travel times from stations to specific parcels vary greatly. Accordingly, in lieu of traditional Zones of Benefits, the specific benefit of each parcel is individually calculated and adjusted for both fire risk zone and response travel time.

Assessment Apportionment

The Assessment Engineer determined that the appropriate method of assessment should be based on the type of property, the relative risk of fire by type of property, the relative fire hazard zone factor, the relative travel time factor, the relative size of the property, and the relative damage value (replacement cost) of fires by property type. This method is further described below.

Method of Assessment

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a "benchmark" property, a single family detached dwelling on one parcel (one "Single Family Equivalent Benefit Unit" or "SFE").

This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. In this Report, all properties are assigned an SFE value, which is each property's relative benefit in relation to the benefit received by a single family home on one parcel.

The relative benefit to properties from fire related services is:

Equation 1 – Relative Special Benefit to Properties

Special Benefit =

$$\Sigma(\text{Fire Risk Factors}) * \Sigma(\text{Structure Replacement Factors}) * \Sigma(\text{Location/Topography Factors})$$

Simply put, the special benefit conferred to property is the product of the fire risk, the structure replacement costs and the location and topographic factors.

Typically, the development of the rate methodology for fire assessments is based upon fire risk and structure value. However, in this case, due to the particular nature of West Plainfield FPD fire hazards and terrain, two additional factors (Fire Hazard Zone and Proximity Travel Time) were added in support of a uniquely rigorous and detailed, parcel-by-parcel development of rate and assessment.

For example, by this formula, a hypothetical parcel used for a high fire risk operation (i.e., a fireworks factory), with high value structures, in a high fire hazard zone and very close to a fire station, receives a high amount of special benefit. Conversely, a vacant lot not in a high fire hazard area and a long way from a fire station would receive far less special benefit. It follows that the special benefit, and accordingly, the assessment amount, should be calculated and assigned consistent with this logic.

Overview of Approach

Each parcel is evaluated and the special benefit is calculated using 4 attribute criteria:

Risk and Replacement Factors:

- | | |
|---------------------------------|---------------|
| 1.) Fire Risk | (see Table 5) |
| 2.) Structure Replacement Value | (see Table 6) |

These factors are summarized in Table 7

Location and Topography Adjustments:

- | | |
|---|---------------|
| 3.) Location and Topography - Hazard Zone | (see Table 8) |
| 4.) Location and Topography - Proximity (Travel Time) | (see Table 9) |

Overview of Normalization in Adjustments in Multi-Attribute Analysis

One of the greatest engineering challenges in modeling and calculating special benefit on a specific parcel is the need to balance the effect of various attributes in a multi-attribute analysis. In this case, the special benefit method of apportionment is based upon four different attributes and each must be “weighted” to affect the overall special benefit calculation in a reasonable way, commensurate with their effect on the overall special benefit. The general approach taken is to adjust each attribute value towards a reasonable proportion of 1, such that it is consistent with the base unit of 1 Single Family Equivalent. See the “Area Adjustment Factor” used in Table 6 and the Impact Factor used in Tables 8 and 9.

1.) Fire Risk Factors

This fire risk is based upon the specific parcel type and use, including use of structure (e.g., used for cooking), type of structure (centralized heating), etc.

In 2021, the National Fire Protection Association (“NFPA”), one of the preeminent authorities on fire protection in the United States, published the Structure Fires by Occupancy 2015-2019 Annual Averages Report. This report comprehensively tabulates the number of fires for each classification of property type within the United States from 2015-2019, and serves as a reasonable and rational basis to determine fire risk.

The percent of fires for each property is then divided by the total number of that property type to determine un-normalized fire risk factors. Finally, the risk factors are normalized based upon a factor of 1.00 for a single family property. Table 5 below tabulates the Fire Risk Factors for each property type.

Table 5 – Normalized Fire Risk Factors

Property Type	Percentage of Study Units(a)	Percentage of Fires(b)	Risk Factor(b/a)	Normalized Risk Factor
Single Family	68.4%	52.5%	0.7674	1.0000
Multi-Family	13.1%	23.9%	1.8294	2.3839
Commercial/Industrial	3.4%	14.9%	4.3716	5.6967
Office	0.6%	0.7%	1.2228	1.5934
Storage	0.5%	4.9%	10.6702	13.9045
Parking Lot ⁽¹⁾	NA	NA	0.0000	0.2151
Vacant	11.7%	1.9%	0.1651	0.2151
Agriculture	1.7%	1.2%	0.6983	0.9099
Range Land & Open Space	0.8%	0.1%	0.0837	0.1090

Structure Fires by Occupancy 2015-2019 Annual Averages, NFPA, and an analysis of the percentage of properties by property type in the State of California by SCI

(1) This study did not provide sufficient analysis to develop risk factors for parking lots, so the vacant property type is used as a proxy.

The effect of installed fire sprinklers on the special benefit received from the proposed services must be tempered by the fact that many factors including fire type, weather, roofing material, building materials response time, defensible space, use of working smoke detectors, type of windows, maintenance of sprinkler system, etc. likely more significantly affect fire protection. These factors are incorporated into our analysis. Sprinklers have been required for commercial parcels for many years, so that element is already incorporated into our risk analysis. However, more recently, sprinklers for new and renovated residential structures have become required. Special cases will be considered as part of the standard appeals process described later in this Report.

2.) Structure Replacement Value Factors

The relative value of different property types was evaluated within the District to determine the Structure Replacement Value Factor according to the following formula:

Equation 2 – Structure Replacement Value Factors

Structure Replacement Value =

Normalized: [(((Structure Weighting Factor * (Average Improved Value)) +

((Land Weighting Factor * (Average Land Value)))] * Area Adjustment Factor

Where:

- “Structure Weighting Factor” = 10 to “weight” relative importance of structure over land.
- “Average Improved Value” is average of value of all structures and improvements.
- “Normalized:[]” process is required to adjust the Structure Replacement Value factor as compared to a Single Family property type. The calculated structure replacement value for a specific property type is divided by the structure replacement value for a single family property type – and then it is multiplied by the area adjustment factor.
- Area Adjustment Factor adjusts for various average parcel size as compared to an average single family residence and only affects multi-family parcels for the service area. Hence, the adjustment factor is 0.42 for multi-family parcels and 1.0 (e.g. no effect) for all other property use types.
- “Land Weighting Factor” = 1
- “Average Land Value” is average of value of all land per property type

Table 6 on the next page is a tabulation of the structure replacement values for each property type as defined by Equation 2, on the previous page.

Table 6 – Structure Replacement Factors

Property Type	Average Improvement Values (a)	Average Land Values (b)	Adjusted, Weighted Normalized Replacement Value Factor	Unit
Single Family	\$285,614	\$160,715.91	1.0000	each
Multi-Family	\$120,073	\$48,350.58	0.1741	res unit
Commercial/Industrial	\$379,539	\$142,183.00	1.3052	acre
Office	\$351,315	\$197,932.00	1.2301	acre
Storage	\$110,620	\$78,883.00	0.3928	acre
Parking Lot	\$248,376	\$84,928.00	0.8514	acre
Vacant	\$32,533	\$124,063.00	0.6223	each
Agriculture	\$7,380	\$10,377.00	0.0279	acre
Range Land & Open Space	\$3,919	\$1,889.00	0.0136	acre

- (a) and (b) values derived from an analysis of the 2022 Yolo County Assessor records.

Summary of Risk and Replacement Factors

Per Equation 1, the relative special benefit for each property type (the “SFE” or “Single Family Equivalent” Benefit Units) is determined as the product of the normalized Fire Risk Factors and the normalized Structure Replacement Value Factors. Table 7, below, summarizes the benefit for each property type.

Note that to derive an actual Assessment amount, each of these values needs to be then multiplied by the parcel specific Fire Hazard Zone Risk Factors and Proximity (Travel Time) Risk Factors in Tables 8 and 9, below.

Table 7 – Benefit Summary per Property Type

Property Type	Fire Risk Factors	Replacement Cost Factors	SFE Factors	Unit
Single Family	1.0000	1.0000	1.0000	each
Multi-Family	2.3839	0.1741	0.4149	res unit
Commercial/Industrial	5.6967	1.3052	7.4352	acre
Office	1.5934	1.2301	1.9601	acre
Storage	13.9045	0.3928	5.4620	acre
Parking Lot	0.2151	0.8514	0.1831	each
Vacant	0.2151	0.6223	0.1339	each
Agriculture	0.9099	0.0279	0.0254	acre
Range Land & Open Space	0.1090	0.0136	0.0015	acre

Residential Properties

All improved residential properties with a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Residential properties on parcels that are larger than one acre receive additional benefit and are assigned additional SFEs on an “Agricultural/Rangeland” basis. Detached or attached houses, zero lot-line houses and town homes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the Services in proportion to the number of dwelling units that occupy each property. The relative benefit for multi-family properties was determined per Equation 1 to be 0.4149 SFEs per residential unit. This rate applies to condominiums as well.

Commercial/Industrial & Office Properties

Commercial and industrial properties are assigned benefit units per acre, since there is a relationship between parcel size, structure size and relative benefits. The relative benefit for commercial and industrial properties was determined per Equation 1 to be 7.4352 SFEs per acre. The relative benefit for office properties was determined per Equation 1 to be 1.9601 SFEs per acre.

Vacant and Undeveloped Properties

The relative benefit for vacant properties was determined per Equation 1 to be 0.1339 SFEs per parcel. The relative benefit for stand-alone parking lots was determined per Equation 1 to be 0.1831 SFEs per parcel.

Rangeland & Open Space Properties

The relative benefit for range land & open space properties was determined per Equation 1 to be 0.0015 SFEs per acre. (This group includes TPZ parcels.)

Agricultural Properties

The relative benefit for agricultural properties requires additional analysis, as required by Government Code 50078 *et seq* and the unique aspects of agricultural properties within the boundaries. This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors which reflect the benefit to the land resulting from the fire suppression service provided. Agricultural properties have been analyzed for fire risk and replacement cost per Equation 1. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0254 SFEs per acre.

Other Properties

Properties that do not fit within the major categories described above have been individually reviewed and the special benefit has been individually calculated. These properties are primarily mixed-use properties with the relative special benefit calculated from the relative proportion of each of the underlying property uses.

Article XIID, Section 4 of the California Constitution states that publicly owned properties shall not be exempt from assessment unless there is clear and convincing evidence that those properties receive no special benefit.

All public properties that are specially benefited are assessed. Publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, and right-of-way parcels typically do not have significant risk of fire damage. Moreover, for common area parcels, the fire benefits are assigned to the other improved parcels in the project that share common ownership of the common area. These miscellaneous parcels receive minimal benefit from the Services and are assessed an SFE benefit factor of 0.

3.) Fire Hazard Zone Risk Factors

CAL FIRE works with local agencies to study various fire risk factors throughout rural California including terrain, vegetation, fuel load, wind, weather, etc. and designates specific geographic areas according to fire risk. Within the Assessment Area certain areas are designated as Very High, High, or Moderate as well as areas that do not fall into any of these zones (“None”). Accordingly, parcels receive higher special benefit from the fire protection and emergency response services if they are higher risk zones.

Refer to Appendix A for a diagram of the Fire Hazard Areas in West Plainfield FPD.

Table 8 shows the normalized Fire Hazard Risk Factor for each fire risk zone.

Table 8 – Fire Hazard Zone Risk Factors

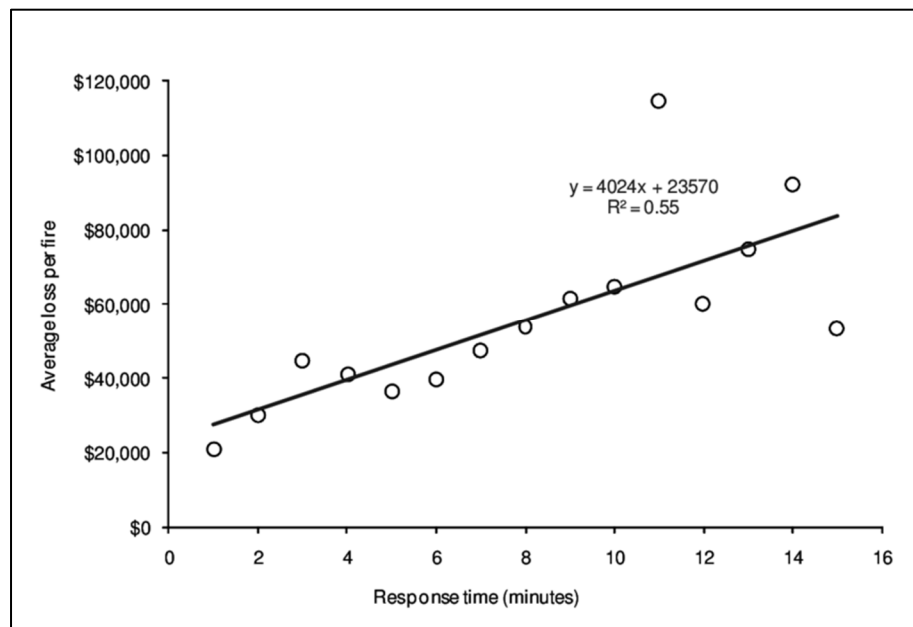
Fire Hazard Zone	Score	Impact Effect	Normalized Fire Hazard Zone Factor
Very High	2	120	1.20
High	1.2	112	1.12
Moderate	1	110	1.10
None	0	100	1

The Score is relative special benefit conferred for each risk zone. The Impact Factor is the relative weight for this risk factor on the overall special benefit calculation, and is the Score multiplied by 10 and added to the base value of 100.

4.) Proximity (Travel Time) Risk Factors

Timely response is a critical factor in responding to emergency calls to ensure the safety of people and protection of property. Numerous studies have confirmed this well-established understanding and the results of one such study is included with this Report. The graph below shows the linear function relationship ranking between response time and loss in dollars. Accordingly, parcels that are closer to a fire station require a shorter travel time for response, and receive a higher level of special benefit than parcels with a longer travel time.

Travel Time versus Property Loss



Source: Neil Challands "The Relationships Between Fire Service Response Time and Fire Outcomes," Fire Technology, July 2010.

Travel time from the closest of the three fire stations to each parcel was calculated and analyzed using Geographical Information Systems.

Refer to Appendix B for a diagram of the Response Areas Travel Time in West Plainfield FPD.

Table 9 below shows the relative normalized value of travel time.

Table 9 – Travel Time Premium Factor

Travel Time	Score (\$)	Impact Effect	Normalized Travel Time Factor
<3	43,690	138	1.15
3 to 6	63,810	126	1.05
6 to 8	83,930	120	1.00
8 to 10	104,050	116	0.97
10+	124,170	114	0.95

Assessments Calculation

Each parcel’s assessment is calculated by multiplying the assessment rate by the SFE benefit factor (Table 7), fire hazard zone factor (Table 8) and travel time premium factor (Table 9):

Example Calculations

Case #1: Single Family Residence in High Very Hazard Zone with a 3-6 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 7) * 1.20 (from table 8)

* 1.05 (from table 9) = 1.26 * Annual Base SFE Rate

Case #2: Single Family Residence in Moderate Hazard Zone with an 10+ minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 7) * 1.10 (from table 8)

* 0.95 (from table 9) = 1.045 * Annual Base SFE Rate

Case #3: Commercial Property on 2 Acres in High Very Hazard Zone with a 3–6 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 7.4352 (from table 7) * 2 acres* 1.20 (from table 8) * 1.05 (from table 9) = 18.7367 * Annual Base SFE Rate

Case #4: Vacant Lot in a Moderate Hazard Zone with a <3 minute Travel Time

Assessment Rate = Annual Base SFE Rate * .1339 (from table 7) * 1.10 (from table 8)

* 1.15 (from table 9) = 0.1694* Annual Base SFE Rate

Annual Base SFE Rate = \$219.66 for 2024-25

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment or for any other reason, may file a written appeal with the West Plainfield FPD Fire Chief, or his or her designee. Any such appeal is limited to correction of an assessment during the then current fiscal year. Upon the filing of any such appeal, the Chief, or his or her designee, will promptly review the appeal and any information provided by the property owner. If the Chief, or his or her designee, finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Chief, or his or her designee, is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the Chief, or his or her designee, shall be referred to the West Plainfield FPD Board of Directors; the decision of the Board shall be final.

Additional Background on Relative Benefit

When property owners decide how to cast their ballot for a proposed assessment, each property owner should weigh the perceived value of the Services proposed to them and their property against the proposed cost of the assessment to their property. If property owners of a certain type of property are either opposed or in support of the assessment in much greater percentages than owners of other property types, this is an indication that, as a group, these property owners perceive that the proposed assessment has relatively higher or lower “utility” or value to their property relative to owners of other property types. One can also infer from these hypothetical ballot results, that the apportionment of benefit (and assessments) was too high or too low for that property type. In other words, property owners, by their balloting, ultimately indicate if they perceive the special benefits to their property to exceed the cost of the assessment, and, as a group, whether the determined level of benefit and proposed assessment (the benefit apportionment made by the Assessment Engineer) is consistent with the level of benefits perceived by the owners of their type of property relative to the owners of other types of property.

Criteria and Policies

This sub-section describes the criteria that shall govern the expenditure of assessment funds and ensures equal levels of benefit for properties of similar type. The criteria established in this Report cannot be substantially modified; however, the Board may adopt additional criteria to further clarify certain criteria or policies established in this Report, or to establish additional criteria or policies that do not conflict with this Report.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2024-25 and continued every year thereafter, so long as the risk of fire on property in the Assessment District remains in existence and West Plainfield FPD Fire requires funding from the Assessment for improved fire protection and suppression services. As noted previously, if the Assessment and the duration of the Assessment are approved by property owners in an assessment ballot proceeding, the Assessment can be imposed and continued annually after the Board approves an annually updated budget and rate for the Assessment. In addition, the Board must hold an annual public hearing to continue the Assessment.

Assessment

WHEREAS, the Board of Commissioners of the West Plainfield Fire Protection District formed the Fire Protection and Emergency Response Services Assessment District and is proceeding with the proposed levy of assessments under California Government Code sections 50078 et seq. (the “Code”) and Article XIIIID of the California Constitution (the “Article”);

WHEREAS, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment District and an allocation of the estimated costs of the Services upon all assessable parcels within the Assessment District;

NOW, THEREFORE, the undersigned hereby recommends the following assessment to cover the estimated cost of said Services, including incidental costs.

The amount to be paid for said Services and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2024-25 is generally as follows:

Table 10– Summary Cost Estimate

FISCAL YEAR 2024-25 BUDGET	
Total for Servicing	\$943,226
Contribution from Revenue from Other Sources	(\$541,110)
Contribution to / (from) Reserve Fund	(\$159,660)
Total Allowance for Collections	\$396
Total Fire Suppression & Protection Services Budget	\$242,852

An Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in said Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said Services, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the Services, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The maximum authorized assessment rate is equal to the maximum assessment rate in the previous fiscal year adjusted annually by the change in the CPI or by 5%, whichever is less. Based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2023-24 was \$219.66 per single family equivalent benefit unit. The annual change in the San Francisco Bay Area Consumer Price Index from December 2022 to December 2023 was 2.62%. The maximum authorized assessment rate for Fiscal Year 2024-25 shall not be increased. The estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2024-25 at the rate of \$219.66 per single family equivalent benefit unit.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of Yolo County for the fiscal year 2024-25. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Yolo County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2024-25 for each parcel or lot of land within the said Assessment District.

Dated: May 28, 2024

Engineer of Work



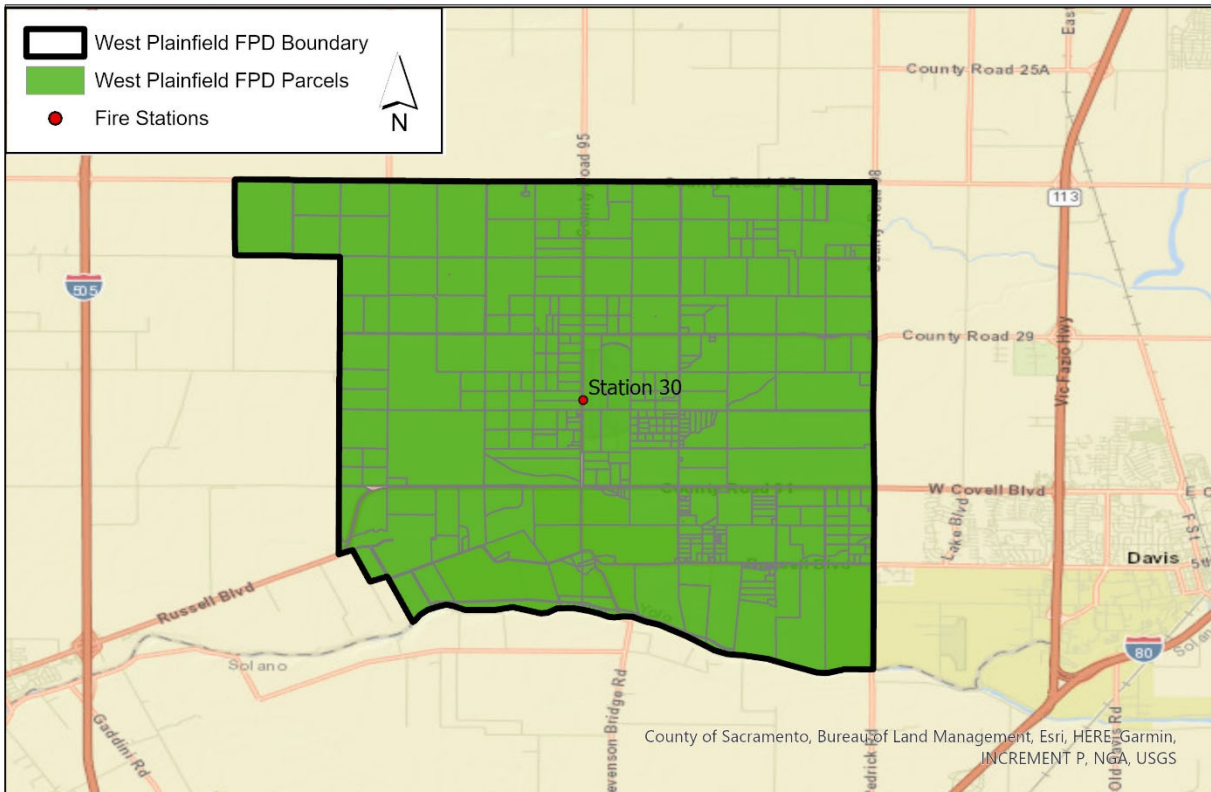
By

A handwritten signature in blue ink, appearing to read "John W. Bliss", written over a horizontal green line.

John W. Bliss, License
No. C052091

Assessment Diagram

The Assessment District includes all properties within the boundaries of the Fire Protection and Emergency Response Services District. The boundaries of the Assessment District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions as shown on the maps of the Assessor of Yolo County, and are incorporated herein by reference, and made a part of this Diagram and this Report.



FILED IN THE OFFICE OF THE FIRE CHIEF OF THE WEST PLAINFIELD FIRE PROTECTION DISTRICT, COUNTY OF YOLO, CALIFORNIA, THIS _____ DAY OF _____, 20__.

CLERK OF THE BOARD

RECORDED IN THE OFFICE OF THE FIRE CHIEF OF WEST PLAINFIELD FIRE PROTECTION DISTRICT, COUNTY OF YOLO, CALIFORNIA THIS _____ DAY OF _____, 20__.

CLERK OF THE BOARD

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF YOLO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF COMMISSIONERS OF WEST PLAINFIELD FIRE PROTECTION DISTRICT, COUNTY OF YOLO, ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 20__ FOR THE FISCAL YEAR 20__ - ____ AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF YOLO ON THE _____ DAY OF _____, 20__. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CLERK OF THE BOARD

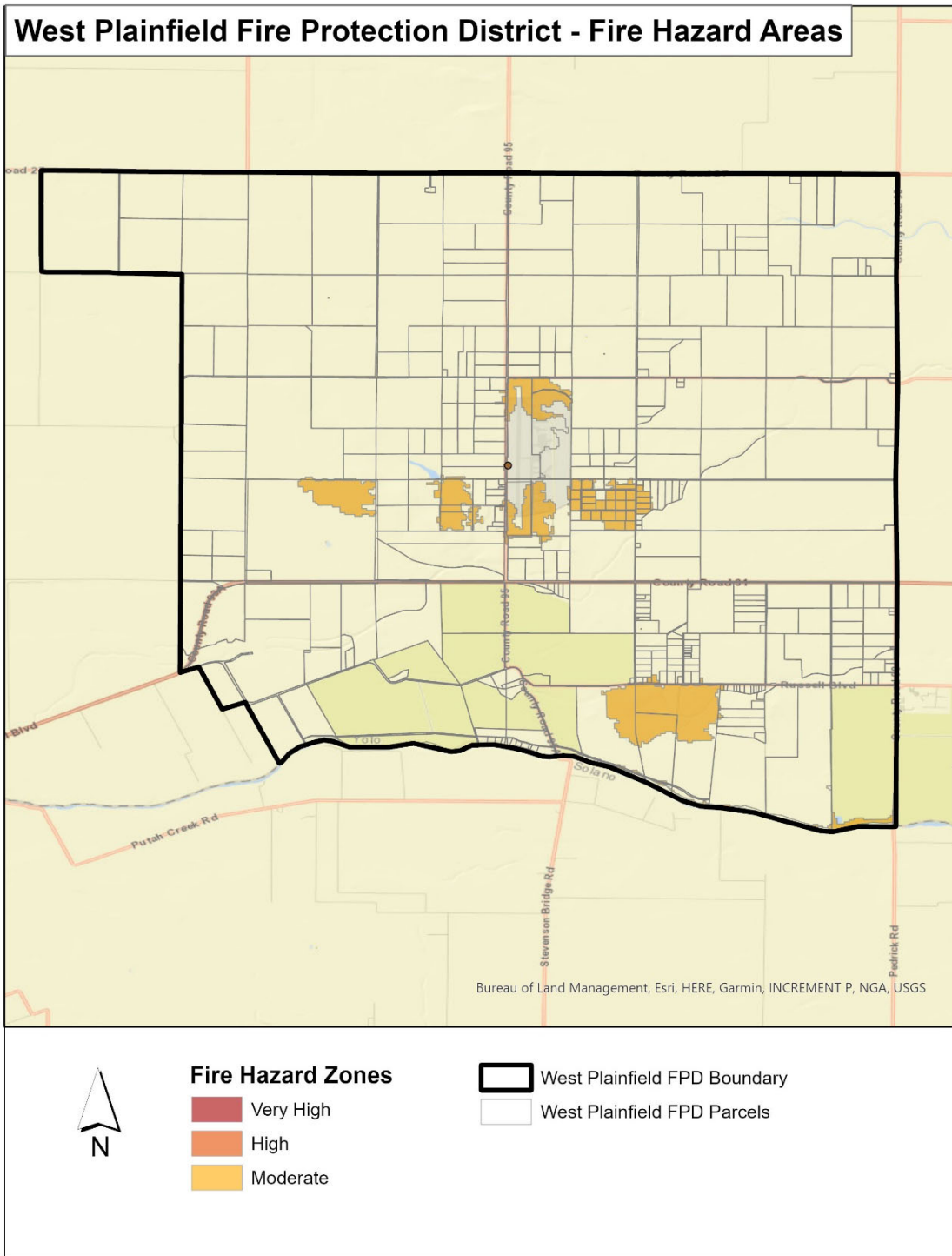
FILED THIS _____ DAY OF _____, 20__ AT THE HOUR OF _____ O'CLOCK __M. IN THE OFFICE OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, AT THE REQUEST OF THE BOARD OF WEST PLAINFIELD FIRE PROTECTION DISTRICT.

COUNTY TAX COLLECTOR, COUNTY OF YOLO

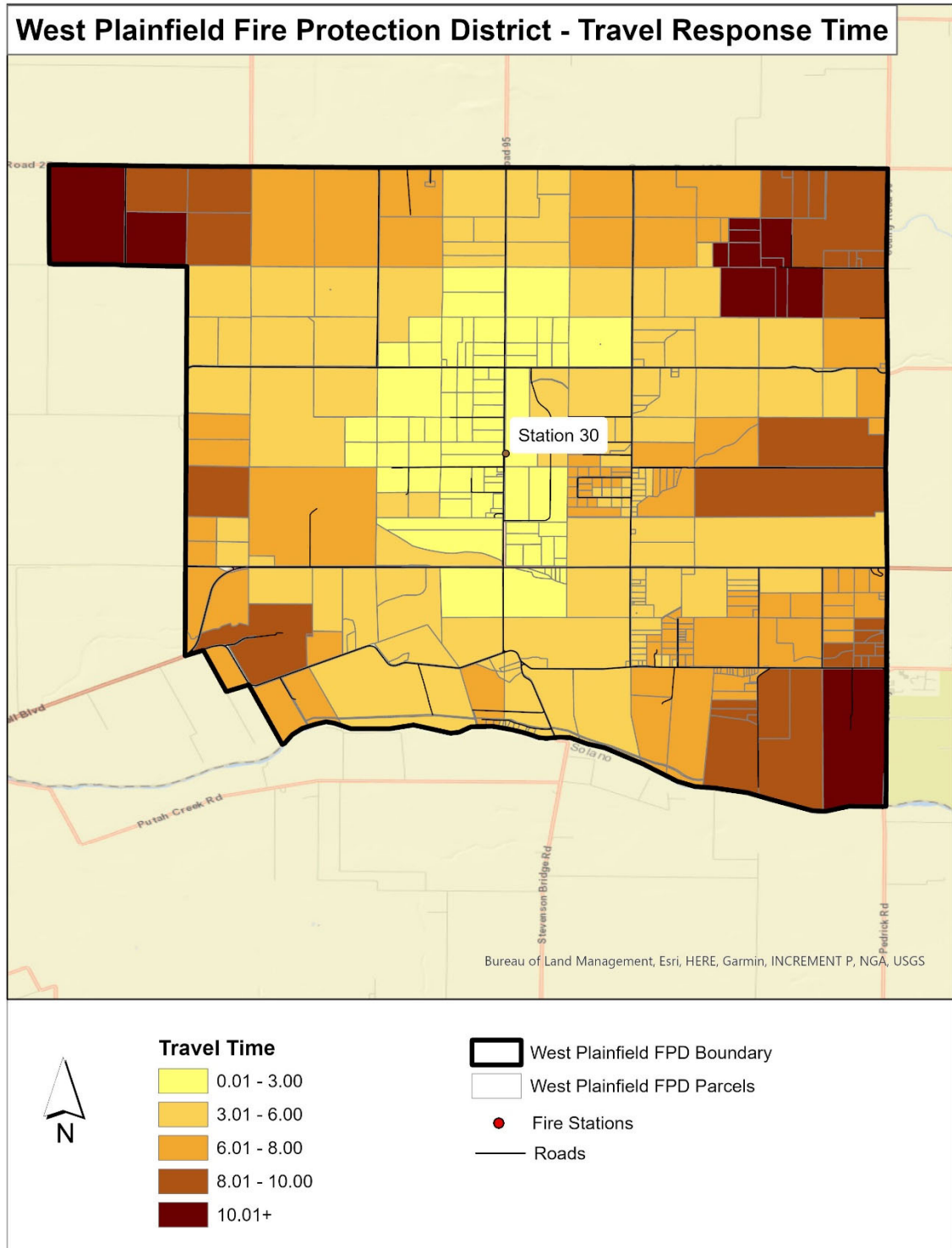
West Plainfield Fire Protection District Fire Protection and Emergency Services Assessment Diagram

SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
707-430-4300

Appendix A – Fire Hazard Areas Diagram



Appendix B – Response Areas Travel Time Diagram



Appendix C – Assessment Roll, Fiscal Year 2024-25

The Assessment Roll is made part of this report and is available for public inspection during normal office hours. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference, made part of this Report. These records shall govern for all details concerning the description of the lots of parcels.

End Notes

¹ Insurance Services Offices Inc. <http://www.rockwall.com/documents/fire/ISO.pdf>

² Institute for Business & Home Safety, "Protect Your Home Against Wildfire Damage," <http://www.ibhs.org/publications/view.asp?id=125>

³ *ibid.*, p.2



West Plainfield Fire Protection District

24901 County Road 95, Davis, CA 95616

(530) 756-0212

BEFORE THE BOARD OF FIRE COMMISSIONERS
OF THE WEST PLAINFIELD FIRE PROTECTION DISTRICT

RESOLUTION NO. 26-02

**A RESOLUTION ACCEPTING THE ADDENDUM TO THE
FISCAL YEAR 2024-25 ENGINEER'S REPORT DATED MAY 28, 2024,
CONFIRMING CONTINUATION AND ADJUSTMENT OF THE ASSESSMENT, AND
ORDERING THE LEVY OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE WEST
PLAINFIELD FIRE PROTECTION DISTRICT, FIRE PROTECTION AND EMERGENCY
RESPONSE SERVICES ASSESSMENT**

WHEREAS, on July 18, 2023 by Resolution No. 23-06, the West Plainfield Fire Protection District (the "District") Board of Fire Commissioners (the "Board") authorized the levy of assessments for the formation of a fire protection and emergency response services assessment district pursuant to Health and Safety Code section 13914, Government Code sections 50078—50078.20 and Cal. Const. art. XIID to provide improved fire suppression (also referred to as fire protection) services, as further described herein, for all the properties within the boundaries of the District; and

WHEREAS, such fire protection and emergency response services provide life and property protection and other special benefits to the public and properties within the areas of such services; and

WHEREAS, an assessment for Fire Protection and Emergency Response Services has been given the distinctive designation of the "Fire Protection and Emergency Response Services Assessment" (the "Assessment"), and is primarily described as encompassing the boundaries of the West Plainfield Fire Protection District; and

WHEREAS, the Assessment was authorized by an assessment ballot proceeding conducted in 2023 and approved by 58.87% of the weighted ballots returned by property owners, and such assessments were levied by the Board by Resolution No. 23-06, passed on July 18, 2023; and

WHEREAS, SCI Consulting Group, the Engineer of Work, prepared an engineer's report in accordance with Article XIID of the California Constitution and Section 50078, et seq., of the Government Code for the Assessment, which report was dated May 28, 2024 ("Engineer's Report"). Said Engineer's Report was made, filed with the District and duly considered by the Board and was deemed sufficient and approved. The Engineer's Report dated May 28, 2024, shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

WHEREAS, on May 19, 2026, this Board approved an Addendum to the Engineer's Report, which Addendum, as updated to reflect revisions made to the preliminary budget adopted on the same date, has been accepted by this Board earlier this date.

WHEREAS, on May 19, 2026, this Board adopted Resolution No. 26-01 (*Resolution of Intention to Adjust and Continue Assessments for Fiscal Year 2026-2027, Preliminarily Approving the Addendum to the Fiscal Year 2024-2025 Engineer's Report Dated May 28, 2024, and Providing*

for Notice of Public Hearing for the West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment), approving the Addendum to the Engineer's Report, adopting a preliminary draft budget for fiscal year 2026-27, and providing for notice of hearing on June 16, 2026, at the hour of 7:00 PM at the West Plainfield Fire Protection District offices, located at 24901 County Road 95, Davis, CA 95616.

WHEREAS, at the appointed time and place the hearing was duly and regularly held, and all persons interested and desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the increase to and continuation of Assessments were fully heard and considered by this Board, and all oral statements and all written protests or communications were duly heard, considered and overruled, and this Board thereby continues to have jurisdiction to order the continuation of assessments.

NOW, THEREFORE, BE IT RESOLVED by the BOARD OF COMMISSIONERS OF THE WEST PLAINFIELD FIRE PROTECTION DISTRICT AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The public interest, convenience and necessity require that the assessments continue to be approved and collected.

SECTION 3. The Addendum to the Engineer's Report for the Assessment, as updated, together with the proposed assessment roll for fiscal year 2026-27, is hereby confirmed and approved.

SECTION 4. That based on the oral and documentary evidence, including the Addendum to the Engineer's Report offered and received at the public hearing, the Board expressly finds and determines that: (a) each of the several lots and parcels of land subject to the Assessment will be specially benefited by the services to be financed by the assessment proceeds in at least the amount of the assessment apportioned against such lots and parcels of land, respectively; and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, said finding and determination as to special benefit to property from the Fire Protection and Emergency Response Services to be financed with assessment proceeds.

SECTION 5. That assessments for fiscal year 2026-27 shall be levied at the rate of TWO HUNDRED THIRTY-ONE DOLLARS AND SIXTY-EIGHT CENTS (\$231.68) per single-family equivalent benefit, as specified in the Addendum to Engineer's Report for fiscal year 2026-27 with estimated total annual assessment revenues as set forth in the Addendum to the Engineer's Report; and

SECTION 6. That the Fire Protection and Emergency Response Services to be financed with assessment proceeds described in the Addendum to the Engineer's Report are hereby ordered.

SECTION 7. Immediately upon the adoption of this resolution, but in no event later than August 1st following such adoption, the Board shall file a certified copy of this resolution with the Auditor of Yolo County ("County Auditor"). Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the Assessment. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the West Plainfield Fire Protection District.

Resolution 26-02
Page 3

SECTION 8. All revenues from Assessments shall be deposited in a separate fund established under the distinctive designation of the West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment.

SECTION 9. The Assessment, as it applies to any parcel, may be corrected, cancelled or a refund granted as appropriate, by order of the Board of Commissioners of the District. Any such corrections, cancellations or refunds shall be limited to the current fiscal year.

AYES: JOHN LINDSEY, EMILY AMY, WARREN ROOS, CORK McISAAC, and
GRETA EOFF

NOES:

ABSENT:

JOHN LINDSEY
President of the Board

ATTEST:

CHERIE RITA
Clerk of the Board

DRAFT

YOLO COUNTY AUDITOR-CONTROLLER
FIRE DISTRICT BUDGET WORKSHEET - FINANCING SOURCES - SCHEDULE A
FISCAL YEAR: 2026 - 2027
DISTRICT NAME: West Plainfield Fire Protection District (8061)

Acct #	Acct Name	Revenue FYE 2027
400100	PROPERTY TAXES - CURRENT SECURED	391,600
400101	PROPERTY TAXES - CURRENT UNSECURED	20,856
400111	PROPERTY TAXES - PRIOR UNSECURED	400
400120	SUPPLEMENTAL PROPERTY TAXES - CURRENT	
400121	SUPPLEMENTAL PROPERTY TAXES - PRIOR	
400500	OTHER TAXES-SALES & USE TAXES	
403100	INVESTMENT EARNINGS - POOL	500
403199	GASB	
403214	RENTS & CONCESSIONS - OTHER	
410050	ST-HIGHWAY PROPERTY RENTALS	
410250	ST-HOMEOWNERS PROP TAX RELIEF	
410900	ST-OTHER	
420103	FEDERAL - OTHER - HOMELAND SECURITY	
420900	FEDERAL-OTHER	
430020	OTHER GOVT AGENCY-OTHER CO-CITYS	
430022	OTHER COUNTIES & CITIES - YOLO	127,810
430070	OTHER TRIBAL - YOCHA DEHE CAPITAL	
440003	SPECIAL ASSESSMENT	236,320
440600	OTHER CHARGES - SERVICE - FIREFIGHTERS	
440690	OTHER CHARGES FOR SERVICES	
450302	OTHER MISC - DONATION	
450307	OTHER MISCELLANEOUS-CONTRIB/GRANT-NONGOV	
450900	OTHER MISC REVENUES	
460000	SALE OF CAPITAL ASSETS	
	TOTAL ESTIMATED REVENUE	777,486
	ESTIMATED FUND BALANCE AVAILABLE	162,436
	DECREASE IN CAPITAL ASSET REPLACEMENT RESERVE	
	DECREASE IN ACCRUED LEAVE RESERVE	
	DECREASE IN WPPFD-QSEHRA FUND	
	DECREASE IN GENERAL RESERVE	
	TOTAL FINANCING SOURCES *	939,922

YOLO COUNTY AUDITOR-CONTROLLER
FIRE DISTRICT BUDGET WORKSHEET - APPROPRIATIONS - SCHEDULE B
FISCAL YEAR: 2026- 2027
DISTRICT NAME: West Plainfield Fire Protection District (8061)

Acct #	Account Name	Appropriations FYE 2027
500100	REGULAR EMPLOYEES	377,519
500110	EXTRA HELP	16,651
500120	OVERTIME	91,856
500160	LEAVE BUYOUT	8,699
501110	SOCIAL SECURITY TAX	30,134
501110	EMPLOYMENT TRAINING TAX	
501120	MEDICARE TAX	7,290
501170	UNEMPLOYMENT INSURANCE	2,917
501180	WORKER'S COMPENSATION INSURANCE	9,740
501190	OTHER EMPLOYEE BENEFITS	28,800
	TOTAL SALARY & BENEFITS	573,606
510010	CLOTHING & PERSONAL SUPPLIES	21,375
510012	AGRICULTURAL SUPPLIES	0
510020	COMMUNICATIONS	192
510030	FOOD	600
510040	HOUSEHOLD EXPENSE	9,576
510051	INSURANCE - PUBLIC LIABILITY	18,019
510052	INSURANCE - FIRE & EXTENDED	
510053	INSURANCE - OTHER	3,816
510070	MAINTENANCE - EQUIPMENT	4,719
510071	MAINTENANCE - BULDGS & IMPROVEMENTS	40,088
510080	MEDICAL, DENTAL & LAB SUPPLIES	3,000
510090	MEMBERSHIPS	2,465
510100	MISC EXPENSE	
510102	MISC EXPENSE - CREDIT CARD SERVICE CHARGES	20
510110	OFFICE EXPENSE	2,050
510111	OFFICE EXPENSE - POSTAGE	
510112	OFFICE EXPENSE - PRINTING	
510160	PUBLICATIONS & LEGAL NOTICES	200
510170	RENTS & LEASES - EQUIPMENT	1,722
510180	TRAINING	5,000
510190	MINOR EQUIPMENT	25,232
510200	TRANSPORTATION & TRAVEL	
510201	TRANSPORTATION & TRAVEL - FUEL	12,082
510204	VEHICLE MAINTENANCE	32,150
510220	UTILITIES	13,020
510251	PROF & SPEC SVC - AUDITING & ACCOUNTING	700
510252	PROF & SPEC SVC - INFORMATION TECH SERVICES	13,133
510254	PROF & SPCE SVC - FISCAL AGENT FEES	
510255	PROF & SPEC SVC - MEDICAL, DENTAL & LAB	7,117
510256	PROF & SPEC SVC - LEGAL SERVICES	3,000
510275	PROF & SPEC SVC - OTHER	7,300
510288	SPEC DEPT EXP - OTHER	500
	TOTAL SERVICES & SUPPLIES	227,076

YOLO COUNTY AUDITOR-CONTROLLER
FIRE DISTRICT BUDGET WORKSHEET - APPROPRIATIONS - SCHEDULE B
FISCAL YEAR: 2026- 2027
DISTRICT NAME: West Plainfield Fire Protection District (8061)

Acct #	Account Name	Appropriations FYE 2027
525015	RETIRE LTD - CAPITAL LEASE OBLIGATION	
525030	RETIRE LTD - OTHER	
525060	INTEREST - LTD - OTHER	
526020	TAXES & ASSESSMENTS	399
526035	VOLUNTEER FIREMEN	
526040	CONTRIBUTION TO NON-COUNTY AGENCIES	
526200	CITY OF DAVIS	
526601	PAYMENTS TO OTHER GOV INSTITUTIONS	
	TOTAL OTHER CHARGES	399
530000	LAND	
530021	BUILDINGS & IMPROVEMENTS	
530010	EASEMENTS - NON DEPRECIABLE	
530070	EQUIPMENT	3,750
530071	EQUIPMENT - VEHICLE	
	TOTAL CAPITAL ASSETS	3,750
590100	APPROPRIATIONS FOR CONTINGENCY	20,000
	TOTAL APPROPRIATIONS	824,831
	ADDITIONS TO CAPITAL ASSET REPLACEMENT RESERVE	100,091
	ADDITIONS TO ACCRUED LEAVE RESERVE	0
	ADDITIONS TO WPPFD-QSEHRA FUND	0
	ADDITIONS TO GENERAL RESERVE	15,000
	TOTAL FINANCING USES *	939,922

* INDICATE THIS AMOUNT IN BOARD MINUTES
** ATTACH A COPY OF MINUTES

APPROVALS:

JOHN LINDSEY, Commissioner
Dated: June 16, 2026

EMILY AMY, Commissioner
Dated: June 16, 2026

WARREN ROOS, Commissioner
Dated: June 16, 2026

CORK McISAAC, Commissioner
Dated: June 16, 2026

GRETA EOFF, Commissioner
Dated: June 16, 2026

**CAPITAL IMPROVEMENTS AND DEFERRED MAINTENANCE PROJECTS FYE 2027 (Priority 1)
and FUTURE DEFERRED PROJECTS (Priority 2 - 4)
WEST PLAINFIELD FIRE PROTECTION DISTRICT**

Priority	Assigned To	Project Description / Parameters
1	D Stiles	Well Bladder (estimate \$2,200) Part 1 - Bladder - Size (gallons) = Match current - Material(s) = Match current Part 2 - Installation - by WPL members - Plumbing - Installation
1	D Stiles	Plumbing - Septic Lines (estimate \$7,500) - By contractor
1	D Stiles	Energy Savings (estimate \$5,000) LED Lighting - Station / App Bay
1	D Osborn	Asphalt Crack Repair (estimate between \$8,700 and \$14,500) Locations = in front of apron and north of station Materials = TBD (need some research) Work Performed by = TBD
1		Septic cleanout (estimate \$600 - \$1,200 per x2)
1	D Stiles	Training Area (estimate \$4,500) Material = (what type gravel?) Installation = - Smoothing area - Laying new material - Leveling after laying new material - Stairs - Windows
2	D Osborn	Paint - Exterior - Station - Match colors EXCEPT roll-up doors white - Fade / Chip resistant paint - Prepare surface bare metal where needed - Repair (as much as possible) dents and holes
2	D Stiles	Rollup Door - South - Top Panel Replacement - Like for like - Installation - Service all sensors
2		Man Doors - App Bay bathroom & tool room - Material: Wood, with kickplate for tool room - Tool Room: knob with exterior key lock option - Bathroom: knob with interior lock
3	D Stiles	Solar
3	D Stiles	Fencing - Replace Current Vinyl Part 1 - Material = metal Part 2 - Installation = set in cement; maybe by WPL members
3		Turnout Lockers
3		Secure parking
3		Repave all paved areas
4		Hall Deferred maintenance/conversion to office/community space (EST 180K)
4		SCBA Replacement (EST180K)
4		Stabilizing southeast corner of station (EST 60K)

below \$5,000 = 1 Quote; \$5,000 - \$9,999.99 = 2 written quotes; \$10,000 - \$49,999.99 = 3 written quotes

Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Fire Incident Count (NERIS)

Count of Incidents by month, day, hour of day, station, shift, and unit

Count of Total Incidents

Count of Incidents

18

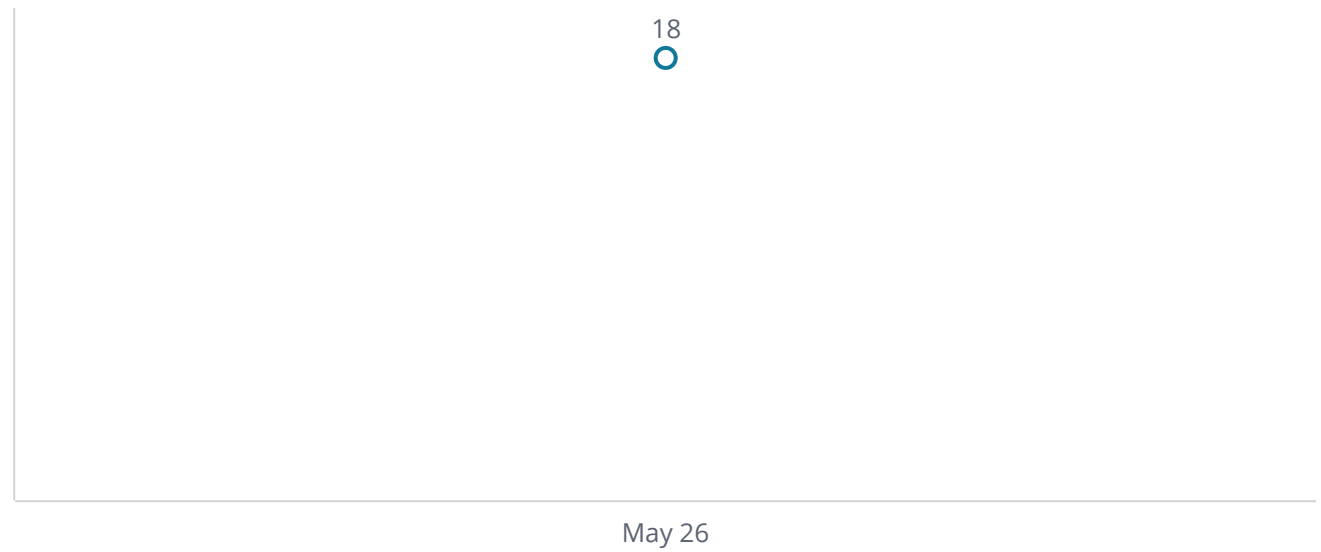
Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Count By Month (This Year)

Months in Core incident onset date/time	Co
05/2026	
Count of Incidents	

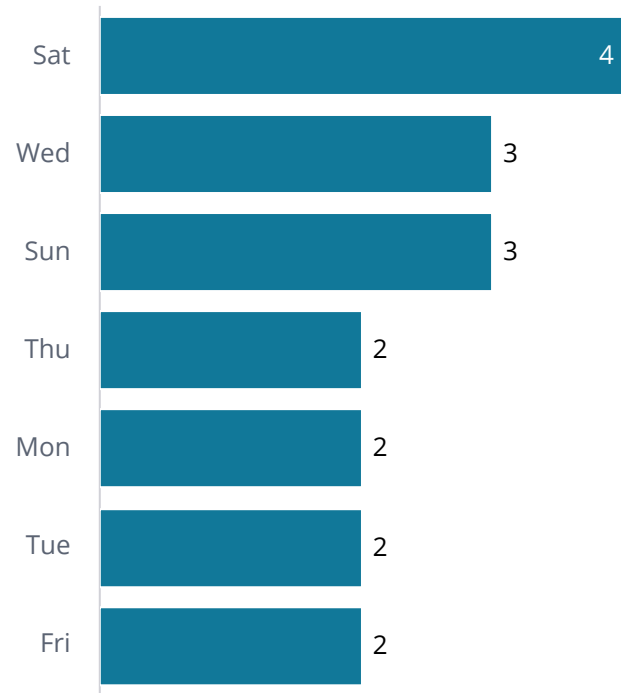
Incident Count By Month (This Year)



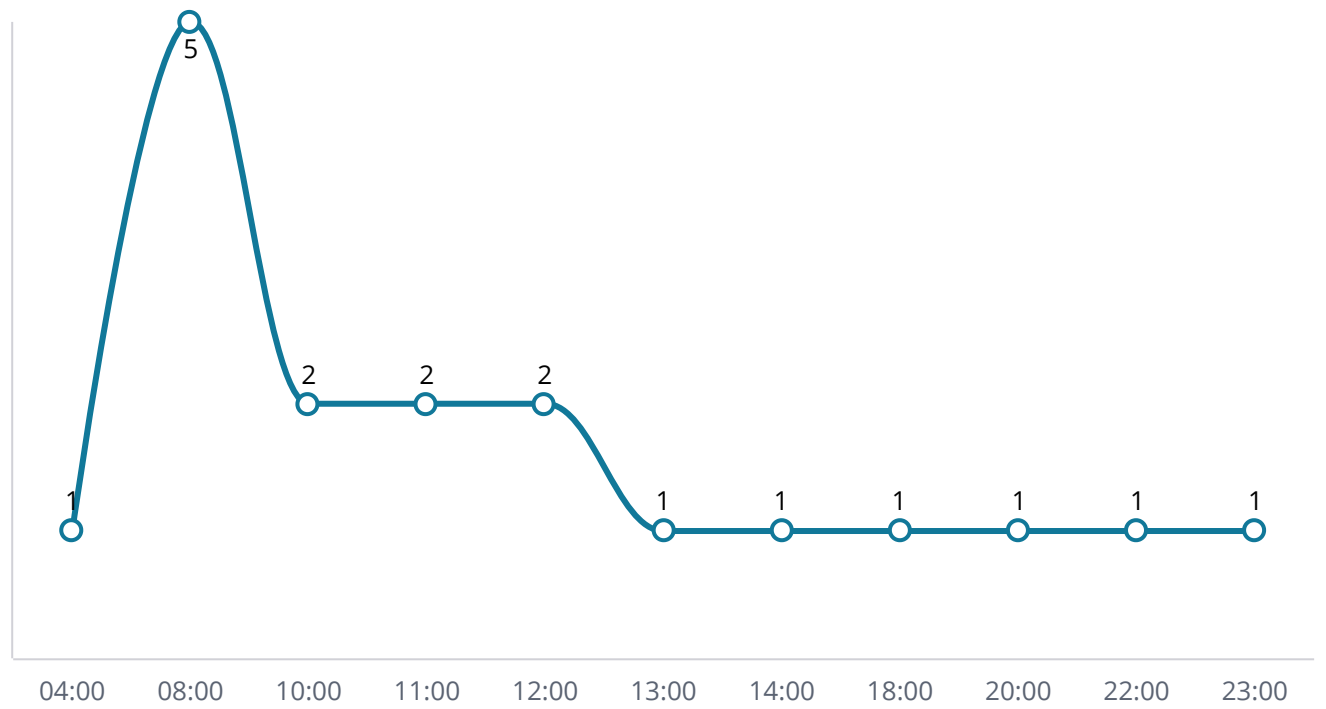
Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Count by Day of Week



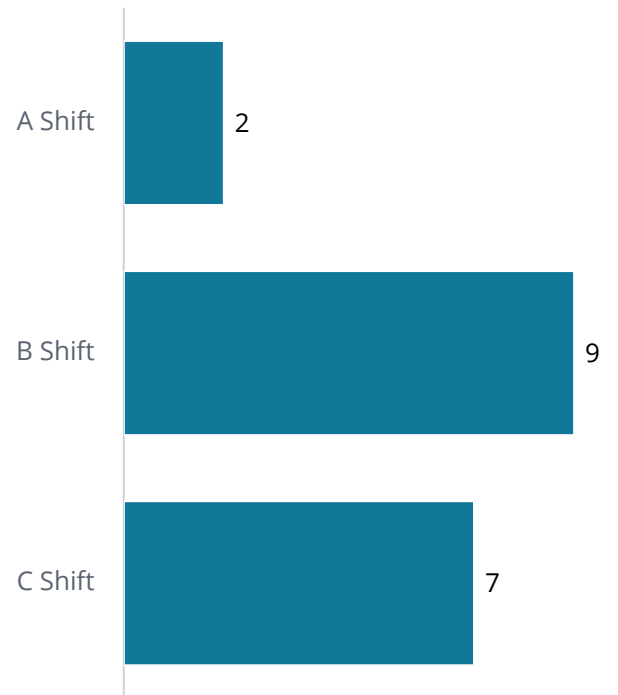
Incident Count by Hour of Day



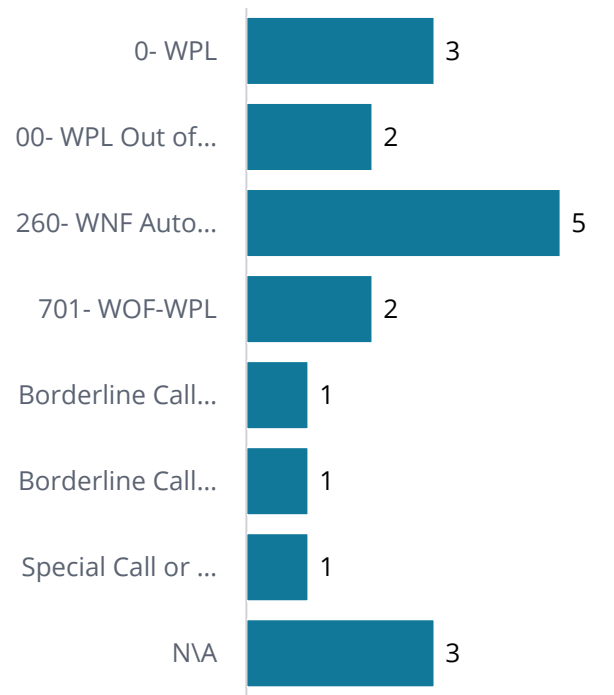
Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

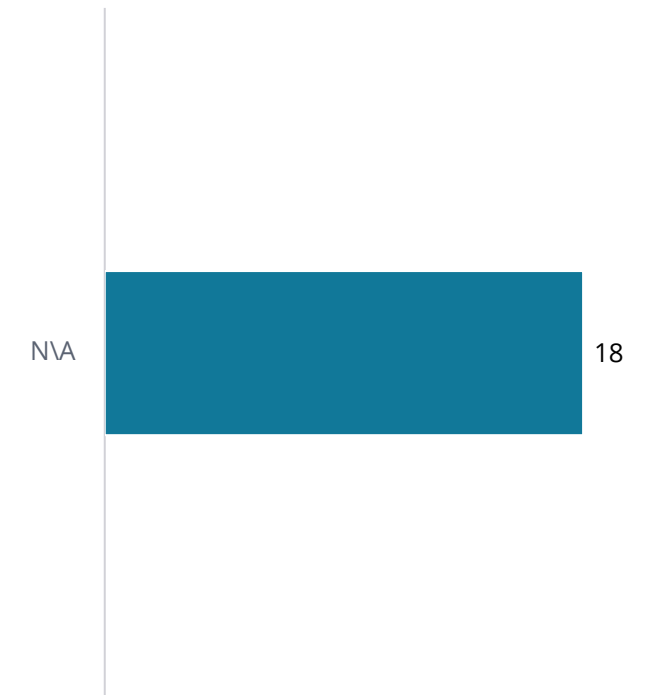
Incidents by Shift



Incidents by Zone



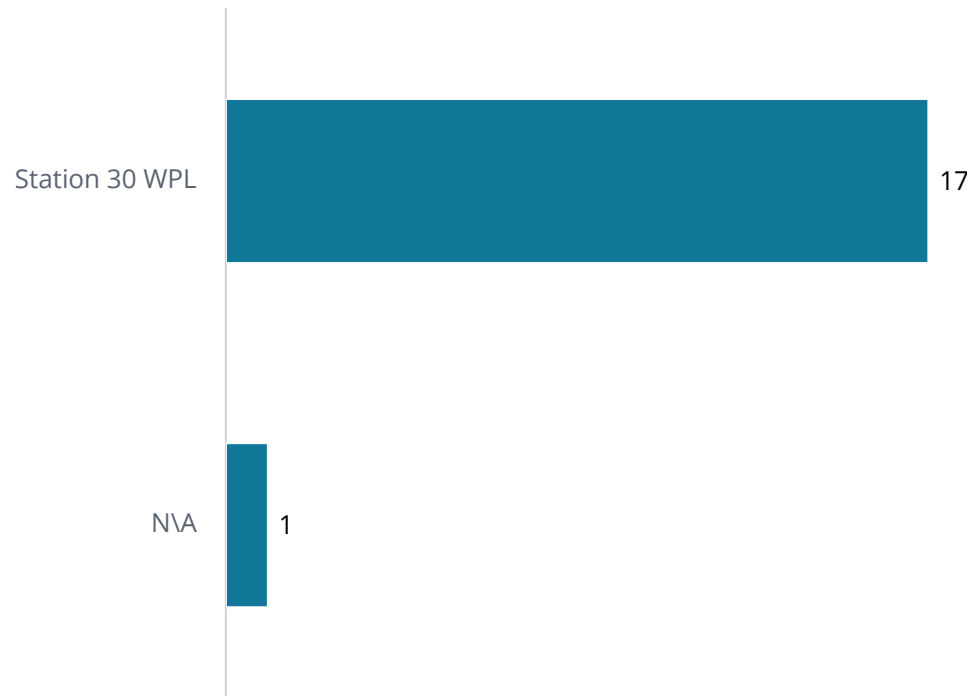
Incidents by District



Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Incidents by Station



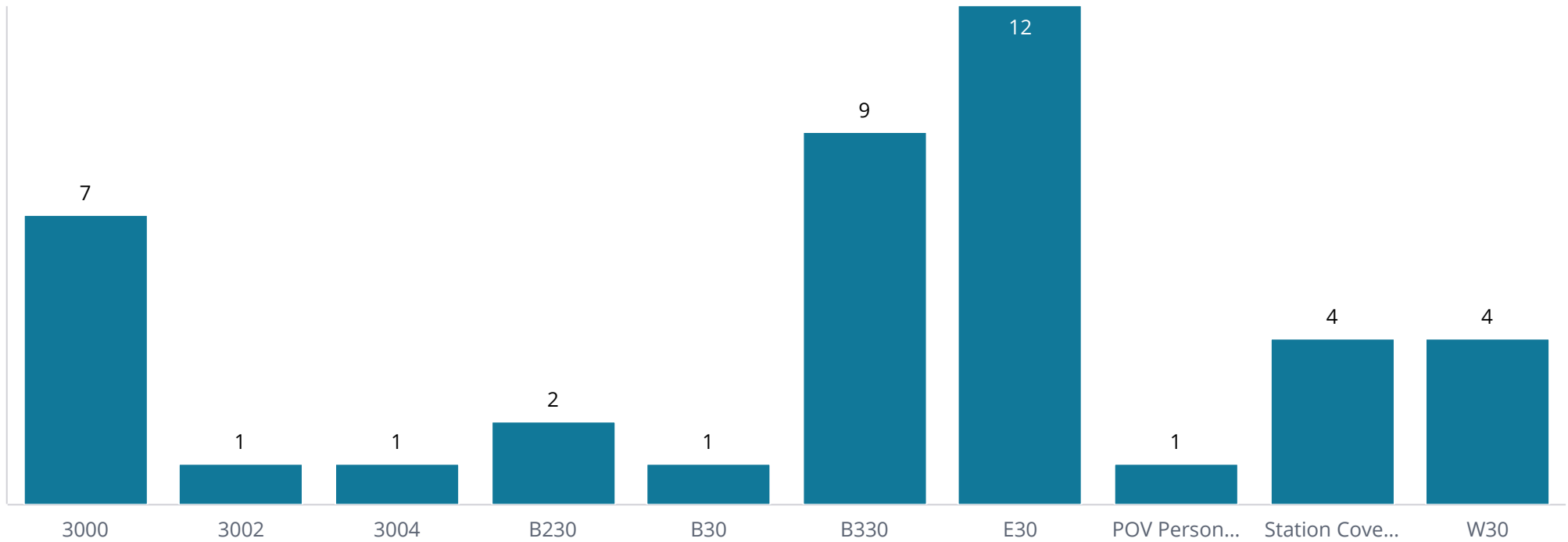
Incidents by Battalion



Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Count by Unit



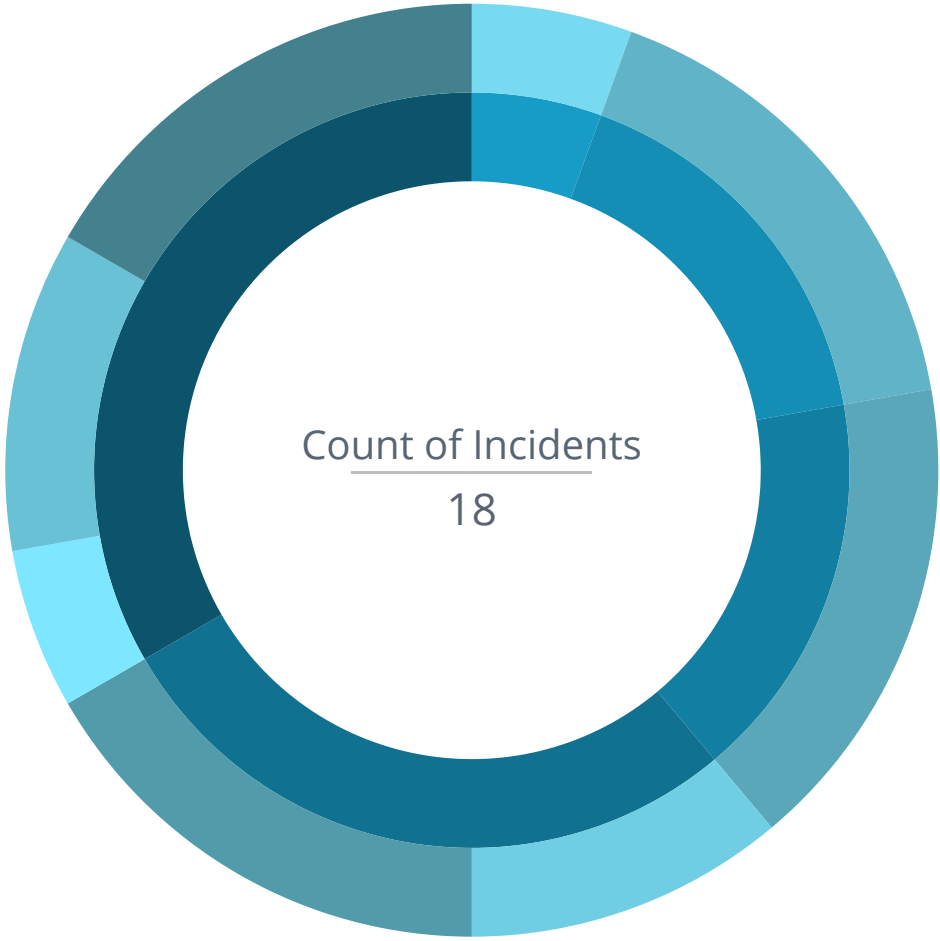
Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Count of Incident Responses

Station	Shift	Unit	Incidents
			2026
Station 30 WPL	A Shift	3000	2
		B330	2
		E30	2
	B Shift	3000	2
		B230	1
		B30	1
		B330	4
		E30	4
		POV Personnel	1
		Station Coverage	3
		W30	4
	C Shift	3000	3
		3002	1
		3004	1
		B230	1
B330		3	
E30		5	
Station Coverage		1	

Percent of Incident Responses by Incident Type



Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

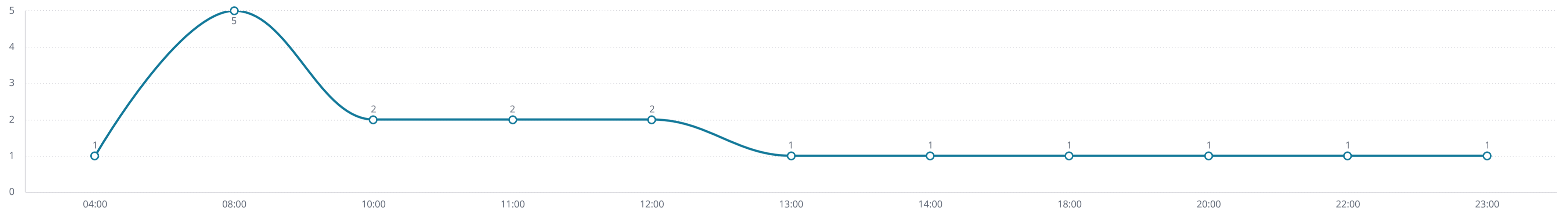
Fire Resources (NERIS)

Tracks personnel and unit involvement by call volume during fire incidents

Count of Incidents

Count of Incidents
18

Call Volume By Hour of Day



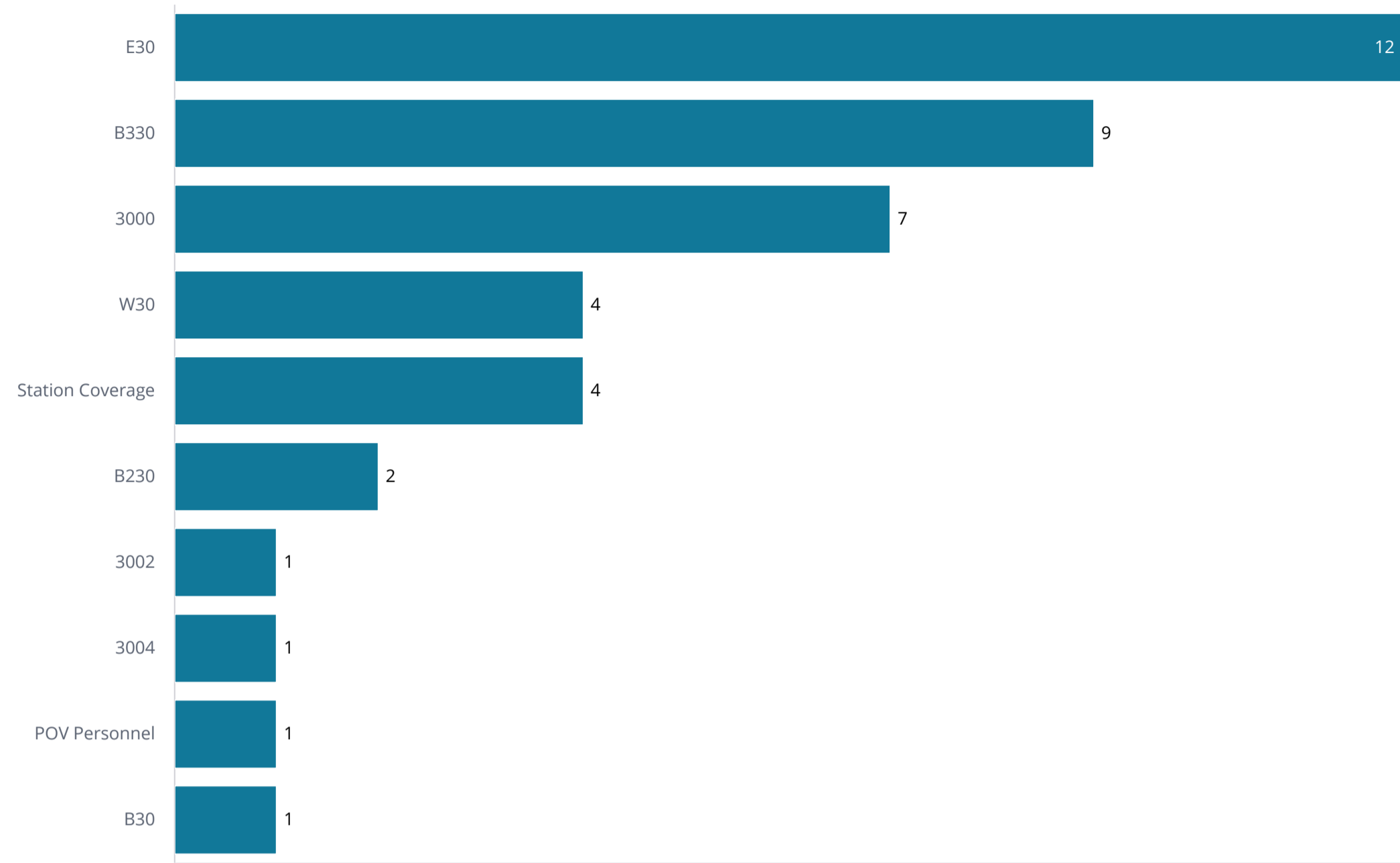
Incident Count Breakdown of Incidents by Unit

Unit name	Count of Incidents	Percent of Incidents	Median Unit Turnout Time	90th Percentile Unit Turnout Time	Median Unit Travel Time	90th Percentile Unit Travel Time	Median Time on Scene	90th Percentile Time on Scene	Unit Total Time on Scene	Median Total Time Dispatch to Clear	90th Percentile Total Time Dispatch to Clear	Unit Total Time Dispatch to Clear
3000	7	38.89%	00h:00m:00s	00h:00m:00s	00h:05m:17s	00h:15m:32s	00h:33m:25s	01h:15m:24s	02h:26m:44s	00h:20m:03s	01h:19m:10s	03h:25m:17s
3002	1	5.56%	00h:00m:00s	00h:00m:00s	00h:15m:32s	00h:15m:32s	00h:04m:31s	00h:04m:31s	00h:04m:31s	00h:20m:03s	00h:20m:03s	00h:20m:03s
3004	1	5.56%	00h:00m:00s	00h:00m:00s	00h:15m:32s	00h:15m:32s	00h:04m:31s	00h:04m:31s	00h:04m:31s	00h:20m:03s	00h:20m:03s	00h:20m:03s
B230	2	11.11%	00h:00m:00s	00h:00m:00s	00h:06m:09s	00h:06m:09s	00h:31m:29s	00h:31m:29s	00h:31m:29s	00h:18m:59s	00h:37m:38s	00h:37m:58s
B30	1	5.56%	00h:00m:00s	00h:00m:00s	00h:12m:03s	00h:12m:03s	00h:03m:38s	00h:03m:38s	00h:03m:38s	00h:15m:41s	00h:15m:41s	00h:15m:41s
B330	9	50.00%	00h:00m:00s	00h:00m:00s	00h:07m:27s	00h:09m:39s	00h:36m:22s	01h:12m:49s	03h:25m:58s	00h:18m:17s	01h:20m:16s	04h:32m:06s
E30	12	66.67%	00h:00m:00s	00h:02m:38s	00h:05m:26s	00h:17m:29s	00h:26m:36s	02h:47m:53s	06h:02m:12s	00h:26m:01s	00h:55m:52s	07h:47m:55s
POV Personnel	1	5.56%										
Station Coverage	4	22.22%	00h:01m:54s	00h:03m:48s	00h:07m:57s	00h:12m:05s	00h:12m:03s	00h:18m:05s	00h:24m:05s	00h:29m:19s	00h:36m:44s	00h:58m:37s
W30	4	22.22%	00h:00m:00s	00h:01m:27s	00h:25m:06s	00h:38m:59s	00h:12m:51s	00h:24m:53s	00h:25m:41s	00h:07m:41s	01h:05m:19s	01h:22m:59s
Grand Total	18	100.00%	00h:00m:00s	00h:02m:31s	00h:07m:36s	00h:15m:32s	00h:25m:31s	01h:12m:49s	13h:28m:49s	00h:20m:48s	01h:11m:46s	19h:40m:39s

Filter statement

Filters **Days in Core incident onset date/time** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Count by Unit



Incident Count and Percentage by Personnel

Crew Name	Count of Incidents	Percentage of Incidents
Beoshanz, Marc	4	22.22%
Fish, Patrick	14	77.78%
Gustafson, Joseph	5	27.78%
Karkar, Michael	2	11.11%
Keep, Daniel	1	5.56%
Lee, Jon	1	5.56%
Leuenberger, Billy	1	5.56%
Ontiveros, Erik J	2	11.11%
Osborn, Dave	9	50.00%
Rehan, Michael J	3	16.67%
Stiles, David	11	61.11%
Stricklin, Paul R	3	16.67%
Tapalla, Oliver	2	11.11%
Warland, Anna Bay	2	11.11%
Wright, Kevin R	2	11.11%
Zayas, Anthony	6	33.33%
N/A	1	5.56%
Grand Total	18	100.00%

WEST PLAINFIELD FIRE PROTECTION DISTRICT
FYE 2026 TRIAL BALANCE

Acct #	Account Name	Adopted 12/25	P11 C	% of Adopted
400100	PROPERTY TAXES - CURRENT SECURED	382,800.00	391,543.20	102.28%
400101	PROPERTY TAXES - CURRENT UNSECURED	23,700.00	20,840.91	87.94%
400111	PROPERTY TAXES - PRIOR UNSECURED	400.00	361.20	90.30%
400120	SUPPLEMENTAL PROPERTY TAXES - CURRENT		5,635.11	
400121	SUPPLEMENTAL PROPERTY TAXES - PRIOR			
400500	OTHER TAXES - SALES & USE TAX			
403100	INVESTMENT EARNINGS - POOL	500.00	14,002.12	2800.42%
403214	RENTS & CONCESSIONS - OTHER			
410050	ST-HIGHWAY PROPERTY RENTALS		7.82	
410250	STATE - HOMEOWNERS PROPERTY TAX RELIEF		1,589.68	
410900	STATE - OTHER	10,000.00	0.89	0.01%
420103	FEDERAL - OTHER - HOMELAND SECURITY			
420900	FEDERAL - OTHER	16,000.00	40,212.91	251.33%
430020	OTHER GOVT AGENCY - OTHER CO-CITIES			
430022	OTHER COUNTIES & CITIES - YOLO	127,810.00	95,857.50	75.00%
430070	OTHER TRIBAL - YOCHA DEHE CAPITAL			
440003	SPECIAL ASSESSMENT	228,722.00	228,724.38	100.00%
440600	OTHER CHRGS FOR SERVICES - FIREFIGHTERS / OTHER		4,721.18	58.65%
440690	OTHER CHRGS FOR SERVICES		290.79	
450302	OTHER MISC - DONATION			
450307	OTHER MISC - CONTRIBUTION/GRANTS-NONGOV		3,000.00	
450900	OTHER MISC REVENUES		461.52	
460000	SALE OF CAPITAL ASSETS	15,000.00	15,000.00	100.00%
	Total Estimated Revenue	804,932.00	822,249.21	102.15%
	Estimated Fund Balance Available (from FYE 2025)	177,844.00		
	Decrease in Accrued Capital Asset Replacement Fund	365,000.00		
	Decrease in Accrued Leave Reserve	15,500.00		
	TOTAL FINANCING SOURCES	1,363,276.00	822,249.21	

Acct #	Account Name	Adopted 12/25	P11 C	% of Adopted
500100	REGULAR EMPLOYEES	380,276.00	328,417.17	86.36%
500110	EXTRA HELP	20,750.00	67,834.48	326.91%
500120	OVERTIME	70,290.00	27,447.51	39.05%
500160	LEAVE BUYOUT			
501110	SOCIAL SECURITY TAX	29,210.00	26,211.45	89.73%
501110	EMPLOYMENT TRAINING TAX		76.65	
501120	MEDICARE TAX	7,067.00	6,130.11	86.74%
501170	UNEMPLOYMENT INSURANCE	1,413.00	2,618.78	185.33%
501180	WORKER'S COMPENSATION INSURANCE	12,700.00	12,596.00	99.18%
501190	OTHER EMPLOYEE BENEFITS	28,800.00	12,207.77	42.39%
510010	CLOTHING & PERSONAL SUPPLIES	46,065.00	56,570.33	122.81%
510012	AGRICULTURAL SUPPLIES			
510020	COMMUNICATIONS	2,468.00	108.33	4.39%
510030	FOOD	500.00	629.70	125.94%
510040	HOUSEHOLD EXPENSE	9,316.00	7,793.03	83.65%
510051	INSURANCE - PUBLIC LIABILITY	16,285.00	16,285.00	100.00%
510052	INSURANCE - FIRE & EXTENDED			
510053	INSURANCE - OTHER	4,212.00	4,180.00	99.24%
510070	MAINTENANCE - EQUIPMENT	22,018.00	16,624.40	75.50%
510071	MAINTENANCE - BULDGS & IMPROVEMENTS	41,000.00	8,386.49	20.45%
510080	MEDICAL, DENTAL & LAB SUPPLIES	3,000.00	3,285.17	109.51%
510090	MEMBERSHIPS	2,600.00	1,434.00	55.15%
510100	MISC EXPENSE			
510102	MISC EXPENSE - CREDIT CARD SERVICE CHARGES	20.00	175.16	875.80%
510110	OFFICE EXPENSE	1,550.00	1,047.34	67.57%
510111	OFFICE EXPENSE - POSTAGE			
510112	OFFICE EXPENSE - PRINTING			
510160	PUBLICATIONS & LEGAL NOTICES			
510170	RENTS & LEASES - EQUIPMENT	1,690.00	1,589.55	94.06%
510180	TRAINING	5,000.00	1,796.64	35.93%
510190	MINOR EQUIPMENT	48,600.00	11,401.30	23.46%
510200	TRANSPORTATION & TRAVEL			
510201	TRANSPORTATION & TRAVEL - FUEL	11,250.00	9,682.40	86.07%
510204	VEHICLE MAINTENANCE	28,134.00	25,113.65	89.26%
510220	UTILITIES	11,807.00	10,896.15	92.29%
510251	PROF & SPEC SVC - AUDITING & ACCOUNTING	396.00	646.00	163.13%
510252	PROF & SPEC SVC - INFORMATION TECH SERVICES	22,687.00	21,973.16	96.85%
510254	PROF & SPCE SVC - FISCAL AGENT FEES		2.37	
510255	PROF & SPEC SVC - MEDICAL, DENTAL & LAB	5,061.00	2,691.00	53.17%
510256	PROF & SPEC SVC - LEGAL SERVICES	3,000.00		0.00%
510275	PROF & SPEC SVC - OTHER	490.00	2,465.89	503.24%
510288	SPEC DEPT EXPENSE - OTHER		426.00	
526020	TAXES AND ASSESSMENTS		376.88	
530021	BUILDINGS & IMPROVEMENTS		20,238.40	
530070	EQUIPMENT	19,121.00		0.00%
530071	EQUIPMENT - VEHICLE	372,000.00	369,803.83	99.41%
590100	APPROPRIATIONS FOR CONTINGENCY	40,000.00		0.00%
	Total Appropriations	1,268,776.00	1,079,162.09	85.06%
	Additions to Capital Asset Replacement Reserve	91,000.00		
	Additions to WPPFD -QSEHRA Reserve	3,500.00		
	TOTAL FINANCING USES	1,363,276.00	% of FY	91.67%

Adopted
Total X Help and OT
91,040.00
P11 C
Total X Help and OT
95,281.99
% of Adopted
104.66%

100000	CASH IN TREASURY	69,346.06
101113	FUND BALANCE-ASSIGNED-CAPITAL ASSET REPLACEMENT	391,416.69
101114	FUND BALANCE-ASSIGNED-ACCRUED LEAVE	33,695.43
304003	FUND BALANCE-ASSIGNED-GENERAL RESERVE	159,825.00
309999	UNASSIGNED	207,651.97
	ACCRUED BENEFIT - WPPFD-QSEHRA (from unassigned)	(7,500.00)
403199	GASB 31 FAIR MARKET VALUE - DFS ONLY	(2,246.00)

FYE 2027 est

WEST PLAINFIELD FIRE PROTECTION DISTRICT

24901 County Road 95, Davis, CA 95616

(530) 756-0212

DATED: June 16, 2026
TO: Board of Fire Commissioners
FROM: Budget & Benefits Committee Chair Commissioner John Lindsey
 Board Clerk Cherie Rita
SUBJECT: Deposits FYE 2026 to Date - Informational

GL Acct(s)	Deposit Date	Details	Amount
Misc	07/14/25	LH - Reimburse PPE 06/14/25 06/28/25	417.13
440600	07/25/25	Fire Recovery USA 1863383 1775105 1853899	1,886.12
Misc	08/20/25	LH - Reimburse PPE 07/12/25 07/26/25	437.00
510020	08/22/25	CalNet - Reimburse Overpayment	61.13
450900	09/12/25	Cal Card Rebate CY 2025 Q2	147.97
Misc	09/19/25	LH - Riemburse PPE 08/09/25 08/23/25	456.84
440600	10/03/25	Fire Recovery USA 1720353	234.00
460000	09/29/25	Diamond D General Engineering (1997 F350 Sale)	15,000.00
Misc	11/07/25	LH - Reimburse PPE 09/06/2025	139.05
440690	11/07/25	Records Production - Yolo Sportsmen's Assoc	14.00
430022	11/07/25	Fire Sustainability FYE 2026 Q1	31,952.50
440600	12/03/25	Fire Recovery USA 1720353 1775120 2026509	1,109.61
450900	11/21/25	Cal Card Rebate FYE 2026 Q1	173.01
430022	01/07/26	Fire Sustainability FYE 2026 Q2	31,952.50
450307	01/07/26	Grant - Glide Foundation	3,000.00
530071	01/02/26	Refund (registration fees) - Truck Site	210.87
440600	01/14/26	Fire Recovery USA 2026515 1853923	1,490.92
Misc	01/28/26	LH - Reimburse PPE FYE 2026 Q2	1,608.89
420900	01/30/26	R&R Grant (EMW-2021-FF-01803) - Claim 3	40,213.32
Misc	03/13/26	LH - Reimburse PPE 01/24/26	118.97
450900	02/26/26	Cal Card Rebate FYE 2026 Q2	140.54
440690	03/25/26	Fire Sprinkler Permit Fee - 36757 Russell Blvd	243.00
430022	04/10/26	Fire Sustainability FYE 2026 Q3	31,952.50
Misc	04/24/26	LH - Reimburse PPE 02/07/26 03/21/26 04/04/26	832.73
440690	04/24/26	Records Production - Sunlight Access	33.79
430022	06/11/26	Fire Sustainability FYE 2026 Q4	31,952.50
TOTAL FYE 2026			<u>\$195,778.89</u>

SUMMARY	Amount
Grant Reimbursements	43,213.32
Airport	
Fire Recovery	4,720.65
Lillard Hall Reimbursements	4,010.61
Strike Team	
Cal Card Rebates	461.52
Fire Sustainability - Yolo County	127,810.00
Permit Fees	243.00
Other	15,319.79
TOTAL FYE 2026	<u>\$195,778.89</u>

WEST PLAINFIELD FIRE PROTECTION DISTRICT

24901 County Road 95, Davis, CA 95616

(530) 756-0212

DATED: June 16, 2026
TO: Board of Fire Commissioners
FROM: Budget & Benefits Committee Chair Commissioner John Lindsey
 Board Clerk Cherie Rita
SUBJECT: Bills Paid Since Last Report - For Board Ratification

GL Acct	Vendor	Invoice Date	Purpose	Total	Details
510010 - Advantage Gear		04/17/26	Clothing - Station Wear	838.58	EMW-2021-FG-01803 - Station wear (pant, belt, boot) (ST)
510010 - Advantage Gear		05/04/26	Clothing - Station Wear	240.19	EMW-2021-FG-01803 - Station wear (shirt, patch, button change) (ST)
510010 - Advantage Gear		05/13/26	Clothing - Station Wear	838.58	EMW-2021-FG-01803 - Station wear (pant, belt, boot) (DH)
510010 - Advantage Gear		05/26/26	Clothing - Station Wear	834.29	EMW-2021-FG-01803 - Station wear (pant, belt, boot) (GA)
510010 - LN Curtis & Sons		05/29/26	Clothing - PPE Structure	2,899.56	EMW-2021-FG-10803 - Structure (helmets) (x4) - unassigned
510040 - Quill LLC		05/22/26	Supplies - Household	159.61	Cleaning supplies, paper products, toiletries
510040 - Recology Davis		05/31/26	Expense - Household	453.28	05/26
510070 - Legacy 1 Corporation		05/04/26	Maintenance - Equipment	1,050.00	Generator (30kW and 20kW)
510070 - LN Curtis & Sons		03/13/26	Maintenance - Apparatus	2,710.90	Glide Foundation - drip torch mounting brackets (x4)
510070 - LN Curtis & Sons		03/18/26	Maintenance - Apparatus	356.02	Glide Foundation - drip torch (x4), backpack pump (x4)
510070 - Precision Hydro		02/27/26	Maintenance - Equipment	800.00	SCBA (annual x16) (SNs AGH74132, AGH74561, AGH74490, AGH73842, AGH73816, AGH73806, AGH74481, AGH74512, AGH74665, AGH74278, AGH74495, AGH74467, AGH74552, AGH74163, AGH73778, ACH74992)
510070 - Wizix		06/04/26	Maintenance - Equipment	59.20	06/07/26 - 07/06/26 (base rate) 05/07/26 - 06/06/26 (color overage 0)
510170 - LEAF		05/21/26	Lease - Equipment	119.62	Copier 05/26
510201 - Interstate Oil Company		05/27/26	Fuel - Diesel	1,607.38	250 gal
510201 - Sterling May Company		05/26/26	Fuel - Additives	107.99	2 cycle (5 gal)
510220 - PG&E		05/14/26	Utilities - PGE	607.86	04/08/26 - 05/06/26
510255 - Dignity Health - Woodland Clinic		04/29/26	Pre-Employment - Medical	55.00	EMW-2021-FG-10803 - Spirometry (DH)
510255 - Dignity Health - Woodland Clinic		04/29/26	Pre-Employment - Medical	72.00	EMW-2021-FG-10803 - Drug Screen (DH)
510255 - Dignity Health - Woodland Clinic		04/29/26	Pre-Employment - Medical	175.00	EMW-2021-FG-10803 - Physical (DH)
510275 - Angel Gonzalez		05/25/26	Pre-Employment - Background	73.00	Background (GA)
510275 - Payroll People		05/22/26	Expense - Other	1.00	PPE 05/16/26
510275 - Payroll People		05/07/26	Expense - Other	13.75	PPE 05/02/26
510204 - Burton's Fire		06/04/26	Equipment / Tools / Parts - Apparatus	2,292.53	E30 (2017) (hose reel)
510204 - I-505 Truck & Trailer Repair		05/27/26	Maintenance - Apparatus	2,402.38	E330 (annual)
				<u>18,767.72</u>	TOTAL NON US BANK SUBMITTED FOR PAYMENT

Special Districts and Other Agencies Authorization Form - FY 2026-2027

COUNTY OF YOLO
DEPARTMENT OF FINANCIAL SERVICES
P.O. BOX 1268
WOODLAND, CA 95776
(530) 666-8190

Fund: 8061
District Name: West Plainfield Fire Protection District
Address: 24901 County Road 95
Phone number: (530) 756-0212
Contact: Cherie Rita, Board Clerk

1	3	5	7	8	9				AUTHORIZED SIGNATURE OF EMPLOYEE
PICK UP GENERAL CHECKS	GENERAL CLAIMS APPRVL	DEPOSIT APPRVL.	JE/TSF DOC. APPRVL	BUDGET MOD. APPRVL					
X	X	X	X	X					Signature: Print: JOHN LINDSEY, President
X	X	X	X	X					Signature: Print: EMILY AMY, Commissioner
X	X	X	X	X					Signature: Print: WARREN ROOS, Commissioner
X	X	X	X	X					Signature: Print: CORK McISAAC, Commissioner
X	X	X	X	X					Signature: Print: GRETA EOFF, Commissioner
X	X	X	X	X					Signature: Print: CHERIE RITA, Board Clerk
X	X	X	X	X					Signature: Print: DAVID STILES, Fire Chief
X		X							Signature: Print: MARC BEOSHANZ, Assistant Fire Chief
X		X							Signature: Print: PATRICK FISH, Battalion Chief

The persons listed above are authorized to perform the above duties on behalf of our governing board as approved in our Minutes recorded at a regular District meeting.

JOHN LINDSEY, Board President

Dated: June 16, 2026

EMILY AMY, Commissioner

Dated: June 16, 2026

WARREN ROOS, Commissioner

Dated: June 16, 2026

CORK McISAAC, Commissioner

Dated: June 16, 2026

GRETA EOFF, Commissioner

Dated: June 16, 2026



West Plainfield Fire Protection District

24901 County Road 95, Davis, CA 95616

(530) 756-0212

MINUTES BOARD OF COMMISSIONERS – REGULAR MEETING May 19, 2026, at 7:00 PM

To be Held in Person at Lillard Hall
24905 County Road 95
Davis, CA 95616

And by Zoom: <https://us06web.zoom.us/j/98831083439>
One tap mobile – +16699006833,98831083439#
Dial by your location – (669) 900-6833 US (San Jose)
Meeting ID: 988 3108 3439

- 1. Call the Meeting to Order and Establish Quorum (President Lindsey)**
President Lindsey called the meeting to order at 7:03 PM. Clerk Rita called roll and confirmed a quorum. Present were:

Commissioners: John Lindsey, Warren Roos, Cork Mclsaac
Staff: Board Clerk Cherie Rita, Fire Chief David Stiles, Battalion Chief Patrick Fish, Firefighter / Association President Jon Lee
Public: Greta Eoff (anticipated to be appointed to fill open Board seat)

Commissioner Amy was absent and the fifth Board seat remained vacant.

- 2. Public Comment - NONE**

- 3. Old Business**

- a. Discussion / Action – Adopt Policy *Ride-Along Program / Riding in Fire Apparatus* (Policy 329) (Commissioner Lindsey)**

Commissioner Lindsey advised that he had received approval for the program language from our insurance carrier, YCPARMIA.

Motion: Adopt Policy *Ride-Along Program / Riding in Fire Apparatus* (Policy 329)

By: Commissioner Mclsaac

Second: Commissioner Roos

Discussion: None

Motion passed unanimously.

Staff will complete all necessary supporting documents (test answer keys, interest cards, etc) and work with Battalion Chief Fish to update the Department's website.

- b. Weed Abatement Report (Firefighter Lee)**

Firefighter Lee reported that he had completed preliminary inspections on County Road 96 and East. He hopes to complete the remainder in the next week. This year he is also checking that property addresses are properly posted.

Commissioner Roos asked about the roadside weeds on County Road 96. Firefighter Lee noted that we can only enforce 10-foot clearance from the roadway/fog line.

4. New Business

a. Discussion / Action – Standing Committee – Reports and Minutes

i. Lillard Hall Committee – Amy, Roos

1. Hall Manager Report

No questions about the Hall Manager's report. The Committee members anticipate that Hall Manager Sykes will have completed his sheet of Hall management instructions for Department staff by the end of June.

2. Approve April 29, 2026, Committee Meeting Minutes

Motion: Approve the April 29, 2026, Lillard Hall Committee meeting Minutes as presented

By: Commissioner Roos

Second: Commissioner Mclsaac

Discussion: None

Motion passed unanimously.

3. Migrate the Lillard Hall Manager's Duties to Fire Department Staff

Chief Stiles confirmed that Department staff will be able to manage the Hall without interference with their Fire Department duties and responsibilities. Arrangements will need to be made for monitoring Hall use and Hall key pickup if Department staff are on an extended Department assignment or incident; Chief Stiles will work on this with the Lillard Hall Committee members, but for key pickup, he envisions use of a lock box with combination. By consensus, the Commissioners present agreed to the Committee's recommendation to migrate the Lillard Hall Manager's duties to Fire Department staff rather than hire to fill the open position.

ii. Budget and Benefits Committee – Lindsey, Mclsaac

1. Approve May 7, 2026, Committee Meeting Minutes

Commissioner Lindsey presented the draft Minutes, noting that the Committee had made the tough choice to recommend another CPI increase to the assessments, but had developed a balanced draft preliminary Budget for FYE 2027.

Motion: Approve the May 7, 2026, Lillard Hall Committee meeting Minutes as presented

By: Commissioner Roos

Second: Commissioner Mclsaac

Discussion: None

Motion passed unanimously.

b. Discussion / Action – West Plainfield Fire Protection District Fire, Fire Protection and Emergency Response Services Assessment (President Lindsey)

i. Authorized Assessment Rate with CPI Increase; Amount to be Levied

President Lindsey reported that, as noted above, the Budget and Benefits

Committee had recommended that the assessment rate increase by 3%, the reported CPI increase in December 2025, as outlined in the Engineer's Report. This would change the assessment from \$224.93 per SFE to \$231.68. By adopting Resolution 26-01, that increase would be approved. Nothing further on this item.

ii. Adopt Resolution 26-01 - Resolution of Intention to Adjust and Continue Assessments for Fiscal Year 2026-2027, Preliminarily Approving the Addendum to the Fiscal Year 2024-2025 Engineer's Report Dated May 28, 2024, and Providing for Notice of Public Hearing for the West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment

President Lindsey presented Resolution 26-01 for review and a motion. All present made note that it was a tough choice, but necessary to meet the District's goals.

Motion: Adopt Resolution 26-01 - Resolution of Intention to Adjust and Continue Assessments for Fiscal Year 2026-2027, Preliminarily Approving the Addendum to the Fiscal Year 2024-2025 Engineer's Report Dated May 28, 2024, and Providing for Notice of Public Hearing for the West Plainfield Fire Protection District Fire Protection and Emergency Response Services Assessment as presented

By: Commissioner McIsaac

Second: Commissioner Lindsey

Discussion: No further discussion.

Motion passed unanimously.

c. Discussion / Action – Adopt Preliminary Fiscal Year 2026-27 District Budget (Commissioner Lindsey)

Commissioner Lindsey presented the draft Preliminary Fiscal Year 2026-27 District Budget for consideration. He noted there had been some minor adjustments since the Committee meeting to account for Period 10 being closed by the Department of Financial Services, but that the draft presented was balanced. It was noted that if necessary we have until August 1, 2026, to present our adopted final Fiscal Year 2026-27 Budget.

Motion: Adopt the Preliminary Fiscal Year 2026-27 District Budget as presented with total financing use of \$933,906.00

By: Commissioner McIsaac

Second: Commissioner Roos

Discussion: No further discussion.

Motion passed unanimously.

5. Fire Chief's Report (Chief Stiles)

a. Incidents for April 2026

Chief Stiles noted that call volume had not changed much, but anticipates an increase as the heat continues to dry things out.

b. Staffing Updates

Chief Stiles reported:

- The open career Firefighter position has been offered and accepted, with

onboarding in progress; just waiting for medical clearance. Anticipated start date of June 1, 2026, working two 40-hour weeks then moving to assigned shift.

- Fire Captain Rehan has accepted a job outside the Department and is planning on leaving the Department in July. Recruitment for that opening will begin next week with internal solicitation as required by Policy.
- One Reserve Firefighter has begun training; one Reserve and three Volunteer Firefighters are in various stages of the hiring process; and one interested Reserve Firefighter application is under consideration.

c. Grant Updates

Chief Stiles reported:

- CalFire has opened the next VFC grant application period, which closes on May 31, 2026. This round of VFC grants is for personal protective and communications equipment. We will apply for wildland fire shelters and more radios.
- The AFG grant period has also opened, which closes on June 22, 2026. Chief Stiles will work with both Willow Oak and Winters Fire Departments on another request for replacement of old radio communications equipment.
- The next SAFER grant report / reimbursement request period ends June 30, 2026, with the report and request due soon thereafter. He is researching whether we can apply again now for a new SAFER grant during this open AFG period since our current grant-funded Reserve Firefighter program runs through May 2027. The goal is to reapply as soon as possible so, if awarded, the program can continue without adjustment.

d. Miscellaneous

Chief Stiles reported:

- Upgrades to new E30 (2017) are continuing and the booster reel has been ordered.
- Apparatus and vehicle maintenance is still in progress, with E330 currently out of service for its annual preventative maintenance.

6. Assistant Chief's Report (AC Beoshanz)

Assistant Chief Beoshanz was not present. Chief Stiles reported that he had contacted a vendor for an estimate for the required nexus study and that amount had been included in the Preliminary Budget for FYE 2027.

7. Fire Fighter's Association Report (President Lee)

President Lee reported that not much was happening with the Association. Will likely hold an Open House in October, to coincide with Fire Prevention Month. Otherwise, the only other event will be the Holiday party in December.

8. Board Clerk's Report (Clerk Rita)

a. Informational

i. Trial Balance – FYE 2026 – Period 10 – Not Closed

No questions about the Trial Balance.

ii. FYE 2026 Deposits to Date

Clerk Rita noted that there had been no deposits since the last regular Board meeting.

b. Discussion / Action – West Plainfield Fire Protection District Bill Review / Payment Ratification

Motion: Ratify District bill payments as presented

By: Commissioner Mclsaac

Second: Commissioner Lindsey

Discussion: None

Motion passed unanimously.

c. Discussion / Action – Approve April 21, 2026, Board Meeting Minutes

Motion: Approve the April 21, 2026, Board meeting Minutes as presented

By: Commissioner Roos

Second: Commissioner Mclsaac

Discussion: None

Motion passed unanimously.

9. Open Forum

Greta Eoff acknowledged the work done by the Board and staff and advised that she was looking forward to her appointment to the Board.

10. Next Regular Board Meeting on June 16, 2026, Unless Another Date is Agreed Upon

The next regular Board meeting was confirmed to be June 16, 2026.

11. Meeting Adjourned (President Lindsey)

Motion: Adjourn the meeting at 7:31 PM

By: Commissioner Lindsey

Second: Commissioner Mclsaac

Discussion: None

Motion passed unanimously.

Approved: June 16, 2026

JOHN LINDSEY, President / Commissioner

CHERIE RITA, Board Clerk