



PLACER HILLS FIRE PROTECTION DISTRICT

BOARD OF DIRECTORS

Established 1949

John Burns James Heisterkamp Fred Lofrano Russell McCray Nicole Paskey

NOTICE of a REGULAR MEETING and AGENDA

Wednesday, October 21, 2026 at 6 p.m.

17020 Placer Hills Road, Unit 2A, Meadow Vista CA 95722

1. Call to Order, Pledge of Allegiance and Roll Call
2. Agenda Approval; Board action may be taken on any item on this agenda.
3. Minutes Approval; Prior meeting(s) minutes: September 16, 2026 Regular Meeting
4. Public Comment; Persons may address the Board on matters not on the agenda. Topics should be of jurisdictional interest to the Fire District. Please limit your comments to 5 min. as the Board is not permitted to take any action on non-agenda items.
5. Correspondence (not covered in agenda items):
6. Information Items:
 - a. Fire Chief report
 - b. Operations report
 - c. Prevention report
 - d. Placer Hills Firefighters Association report:
 - e. Sierra Nevada Firefighters (Local 3800) report
 - f. Board Committee reports:
 - i. Finance Committee: Heisterkamp and McCray
 - ii. NCSDIA: Chief Gow
 - iii. Personnel: Burns and Lofrano
 - iv. Interagency: McCray and Paskey
 - v. Ad Hoc Future Cooperations: Burns and Paskey
 - vi. Ad Hoc Strategic Plan: Heisterkamp and McCray
 - vii. Ad Hoc Building/Equipment: Heisterkamp and Lofrano
 - viii. Ad Hoc Safety: Heisterkamp and Paskey
7. Discussion and Action Items:
 - a. Status on Placer County Local Hazard Mitigation Plan update for 2026 and CWPP Community Wildfire Prevention Plan
 - b. Board to discuss the ownership of the ball fields in Newcastle
 - c. Discuss the pending loan, with Placer County, for the Measure A layover
 - d. Approve the budget update and monthly expenses (action)
 - e. Public Hearing: Consider and adopt Resolution 2026-11, Adoption of the annual fee report, capital improvement plan and mitigation fee nexus study and fee schedule (action)
 - f. Consider and approve submitting a nomination for the special district alternate representative on the Placer County Local Agency Formation Commission (action)
 - g. Closed Sessions
 - i. Pursuant to California Govt. Code § 54957.6(a) **LABOR NEGOTIATIONS**; Discussion of the Memorandum of Understanding with Local 3800, District negotiators: Burns and Lofrano.

PO Box 350 Meadow Vista CA 95722 (530) 878-0405 www.placerhillsfire.org

Note: Placer Hills Fire District is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. Please contact the District Office at (530) 878-0405 in advance of the meeting to enable the District to arrange reasonable accommodations for participation in the meeting. Except for records that are exempt from disclosure under the California Public Records Act, agendas and other writings relating to this agenda and meeting which are distributed to the Board Members prior to or at this meeting are available to the public.

Reconvene and report any action taken in Closed Session.

8. Director's comments; This time is designated for Directors to:
 - a. Report on activities of interest to the District which the Director is engaged in or is considering. No action will be taken on these items at this meeting.
 - b. Request item(s) for inclusion in subsequent meetings, or request a Special Meeting.
 - c. Reminder of the next Board meeting (regular or special) date, time and location.
9. Adjournment

Next meeting: November 18, 2026

BOARD OF DIRECTORS

PLACER HILLS FIRE PROTECTION DISTRICT

P.O. Box 350, Meadow Vista, CA 95722

(530) 878-0405 Fax (530) 878-0959

www.placerhillsfire.org



John Burns
James Heisterkamp
Fred Lofrano
Russell McCray
Nicole Paskey

MINUTES OF THE REGULAR MEETING: September 16, 2026

17020 Placer Hills Rd. Suite 2A, Meadow Vista

1. Call to order; Flag salute; Roll call:

Director Paskey convened the regular meeting at 6:00 p.m.

Directors in attendance: Burns, Heisterkamp, Lofrano, McCray, and Paskey

Directors absent: N/A

Staff in attendance: Chief Gow, Assistant Chief Slusher, Division Chief Williamson and District Manager Armstrong.

2. Agenda approval:

Director Lofrano moved to approve the agenda. Director Heisterkamp seconded the motion which passed 5 to 0.

3. Minutes approval:

Director Paskey requested a change from special to regular meeting. Director Heisterkamp moved to approve the minutes with the requested amendment. Director McCray seconded the motion which passed 5 to 0.

4. Public Comment:

Public Member – Taking steps to maintain property

5. Correspondence (not covered in Agenda items below): N/A

6. Information Items:

a. Fire Chief Report – Chief Gow

- i. Fire Chiefs working on communication issues; CAD to CAD, tablet command, considering a study to address dispatch efficiencies. Will be discussing the AMR contract at our future meetings.
- ii. Anticipate staffing improving in the coming weeks, as they start returning from leaves.
- iii. Anticipating a new board member being appointed at Foresthill Fire
- iv. Recently completed a remodel at Station 84, to move the living quarters to the first floor
- v. AB1383, which allows for a change to the CalPERS formulas, is on the governor's desk for approval. Also learned that the CalPERS investment return rate has improved, which should have a positive impact on future unfunded liabilities.

b. Operations Report – Chief Slusher

- i. Response statistics were shared with the board, cumulatively approaching 4,000 calls within our Sub-JOA. Individual stations experiencing a similar call volume.
- ii. Completed an out of class Engineer test, giving an internal opportunity to act out of class
- iii. As staff start to return to work anticipate some stabilization and reduction to overtime
- iv. Two significant incidents; large hazmat incident that included several types of agencies and a cardiac arrest in the Newcastle area that resulted in a field save
- v. Recently able to provide an apparatus repair with a quick turnaround, assisting one of our local fire agencies

c. Prevention Report – Chief Williamson

- i. Provided a report on inspections and activities, including a property split in Newcastle, community event permits, a variance and a use permit

- d. Placer Hills Firefighters Association report: N/A
 - e. Local 3800: Captain Burbank reported that they have started MOU negotiations, held the first meeting last week
 - f. Board Committee reports:
 - i. Finance Committee: Director Heisterkamp reported that the committee met to review the budget
 - ii. NCSDIA: N/A
 - iii. Personnel: Director Burns reported that they had an MOU negotiations meeting and will be reviewing the details during the closed session
 - iv. Interagency: Director Paskey reported the committee did meet, no resolution yet but there is an item on the agenda to discuss
 - v. Ad hoc Future Cooperations: N/A
 - vi. Ad hoc Strategic Plan: N/A
 - vii. Ad hoc Building/Equipment: N/A
 - viii. Ad hoc Safety: Director Heisterkamp shared that a meeting is schedule for the 25th
7. Discussion and Action Items:
- a. Status on Placer County Local Hazard Mitigation Plan update for 2026 and CWPP Community Wildfire Prevention Plan
 Chief Williamson reported that there is no update on the Local Hazard Mitigation Plan. For CWPP, this month's meeting was canceled as more time is needed to review the projects.
 - b. Board to discuss the ownership of the ball fields in Newcastle
 Director Heisterkamp shared the history on Chantry Field, the bulk of the property was put in a trust. New trustees were appointed to the trust in the 70's but have since passed away, leaving no trustees. Other parcels were owned by the Newcastle Fire Protection District and now Placer Hills. Newcastle planned to reassign ownership to the school district with the assistance of county counsel. The proposal would be once there is successor trustees all of the parcels would be moved into the trust.
 Director Heisterkamp also shared that the district received an email communication from a community member about the parcel map, who owns it, and his recommendation to give ownership to the little league.
 - c. Discuss the pending loan, with Placer County, for the Measure A layover
 District Manager Armstrong reported that the treasury has reviewed the district finances and approved moving forward with the loan, just waiting on draft documents. A draft mailer was shared with the board, which is intended to be mailed to the public for awareness. Intention is for the mailer to be sent out within the next week. A member of the public suggested adding a colored logo to the mailer.
 - d. Approve the budget update and monthly expenses (action)
 Director McCray motions to approve the budget update and monthly expenses. Director Heisterkamp seconded the motion, which passed 5-0.
 - e. Consider and approve the Appropriations (GANN) Limit for Fiscal Year 2026-2027 prepared by the Placer County Auditor Controller (action)
 Director Lofrano motions to approve the GANN Limit for Fiscal Year 2026-2027. Director McCray seconded the motion, which passed 5-0.
 - f. Consider and approve and Agreement Extension for Administrative Services with Penryn Fire Protection District (action)
 Chief Gow shared this is being brought forward as negotiations are continuing for the new agreement with Penryn Fire. Director Lofrano motions to approve the Agreement Extension

for Administrative Services with Penryn Fire Protection District. Director Burns seconded the motion, which passed 5-0.

g. Consider and adopt Resolution No 2026-10 approving the Final Budget for Fiscal Year 2026-2027 (action)

District Manager Armstrong reported that most of the changes, since the Prelim budget, are from the updated property taxes and the insurance actuals. Director McCray motions to adopt Resolution 2026-10 Approving the Final Budget for Fiscal Year 2026-2027. Director Heisterkamp seconded the motion, which passed 5-0.

The meeting was closed at 7:01pm

h. Closed Session

Pursuant to California Govt. Code § 54957.6(a) **LABOR NEGOTIATIONS**; Discussion of the Memorandum of Understanding with Local 3800, District negotiators: Burns and Lofrano

The open meeting was reconvened at 8:40pm

The board provided direction to the labor committee on negotiations.

8. Directors' comments:

a. *Report on activities of interest to the District which the Director is engaged in or is considering.*

No action will be taken on these items at this meeting.

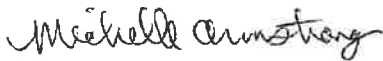
b. *Request item(s) for inclusion on subsequent meetings, or request a Special Meeting.*

c. *Reminder of next Board meeting(s):* Regular Meeting on October 21, 2026 at 6:00pm.

9. Adjournment:

There being no further business, the meeting was adjourned at 8:41pm.

Respectfully submitted by:



Michelle Armstrong, District Manager

Placer Hills Fire District
Revenues and Expenses Budget vs. Actual
July 1 through October 15, 2026

	Jul 1 - Oct 15, 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
Revenue			
Proceeds of Asset Sale	0.00	25,000.00	0.0%
County Loan - Measure A	0.00	419,020.00	0.0%
42010 Rental income	6,680.00	14,280.00	46.8%
Taxes			
40010 Current Secured Property	0.00	2,018,031.00	0.0%
40040 Railroad Unitary Property	0.00	2,098.00	0.0%
40050 Unitary Non-Unitary	0.00	42,874.00	0.0%
40060 Current Unsecured Prprty	46,062.61	50,841.00	90.6%
40100 Current Supplemental	0.00	50,108.00	0.0%
40180 PHFD FEE	0.00	456,237.00	0.0%
40180 Measure B	0.00	413,791.00	0.0%
40180 Measure F	872.46	233,410.00	0.4%
Total Taxes	46,935.07	3,267,390.00	1.4%
Non-operating Revenue			
42010 Investment income	15,131.65	65,000.00	23.3%
Total Non-operating Revenue	15,131.65	65,000.00	23.3%
Intergovernmental Revenue			
44350 Homeowners Tax Relief	0.00	9,102.00	0.0%
Total Intergovernmental Revenue	0.00	9,102.00	0.0%
Charges for Services			
46030 Direct Charges			
46030 PHFD FEE 2004	0.00	374,971.00	0.0%
46030 MEASURE A	0.00	1,147,150.00	0.0%
Total 46030 Direct Charges	0.00	1,522,121.00	0.0%
46350 Fire Services			
Cal Fire requested resources	722.80	3,000.00	24.1%
Total 46350 Fire Services	722.80	3,000.00	24.1%
46360 Other Fees and Charges			
JOA Staffing reimbursement	0.00	20,000.00	0.0%
Adminstrative Services	46,067.50	184,270.00	25.0%
Code Inspection Fees	6,875.00	17,500.00	39.3%
Response recovery fees	0.00	2,500.00	0.0%
Fuel Reimbursement	0.00	7,500.00	0.0%
Total 46360 Other Fees and Charges	52,942.50	231,770.00	22.8%
Total Charges for Services	53,665.30	1,756,891.00	3.1%
48030 Miscellaneous Revenues			
Fleet Services	5,363.31	20,000.00	26.8%
48030 Miscellaneous Revenues - Other	3,173.04	5,500.00	57.7%
Total 48030 Miscellaneous Revenues	8,536.35	25,500.00	33.5%
47010 Donations	0.00	200.00	0.0%
Total Revenue	130,948.37	5,582,383.00	2.3%
Total Income	130,948.37	5,582,383.00	2.3%
Gross Profit	130,948.37	5,582,383.00	2.3%
Expense			
Pension Obligation Bond	66,414.56	72,175.00	92.0%
Computer/iPad	39.28	4,750.00	0.8%
Dues and Subscriptions	69.55	32,160.00	0.2%

Placer Hills Fire District
Revenues and Expenses Budget vs. Actual
July 1 through October 15, 2026

	<u>Jul 1 - Oct 15, 26</u>	<u>Budget</u>	<u>% of Budget</u>
Fire Prevention	0.00	1,200.00	0.0%
Gas, Diesel and Oil	24,005.36	65,000.00	36.9%
Insurance	226,600.50	369,607.00	61.3%
Lease Payments	1,732.52	10,878.00	15.9%
Legal Fees	8,758.91	15,000.00	58.4%
Medical	10,626.89	22,750.00	46.7%
Miscellaneous	2,207.33	9,000.00	24.5%
Office	7,759.47	12,537.00	61.9%
Payroll Expenses			
Benefits			
CalPERS retirement	86,846.18	341,016.00	25.5%
CalPERS UAL annual contribution	88,753.00	92,450.00	96.0%
Health/Dental/Life benefits	159,000.32	453,680.00	35.0%
457 Deferred Compensation	49,493.88	170,524.00	29.0%
Total Benefits	<u>384,093.38</u>	<u>1,057,670.00</u>	<u>36.3%</u>
Wages			
51010 Salaries and Wages	607,193.65	2,651,799.00	22.9%
51030 Extra Help	25,632.84	88,920.00	28.8%
51120 Uniform Allowance	9,100.00	35,100.00	25.9%
51040 Overtime	284,739.69	358,211.00	79.5%
Total Wages	<u>926,666.18</u>	<u>3,134,030.00</u>	<u>29.6%</u>
51220 Payroll Taxes	14,151.37	79,778.00	17.7%
51370 Disability (4850)	79,475.75	0.00	100.0%
Unemployment Insurance	0.00	4,000.00	0.0%
Total Payroll Expenses	<u>1,404,386.68</u>	<u>4,275,478.00</u>	<u>32.8%</u>
Planned Expenditure			
Safety Equipment	6,032.61	49,000.00	12.3%
Planned Assets			
Equipment			
Communication Equipment	0.00	5,000.00	0.0%
Total Equipment	<u>0.00</u>	<u>5,000.00</u>	<u>0.0%</u>
Apparatus			
Smeal 2024	82,189.32	82,189.00	100.0%
Command vehicle	0.00	100,000.00	0.0%
Total Apparatus	<u>82,189.32</u>	<u>182,189.00</u>	<u>45.1%</u>
Total Planned Assets	<u>82,189.32</u>	<u>187,189.00</u>	<u>43.9%</u>
Total Planned Expenditure	<u>88,221.93</u>	<u>236,189.00</u>	<u>37.4%</u>
Professional Fees			
Personnel services	19,929.75	49,850.00	40.0%
Contracted services	1,522.50	48,330.00	3.2%
LAFCO/County Fees	0.00	22,637.00	0.0%
Total Professional Fees	<u>21,452.25</u>	<u>120,817.00</u>	<u>17.8%</u>
Repairs and Maintenance			
PPE repairs and maintenance	0.00	8,500.00	0.0%
Facilities	7,298.54	25,000.00	29.2%
Equipment Repairs	<u>29,118.39</u>	<u>96,250.00</u>	<u>30.3%</u>
Total Repairs and Maintenance	<u>36,416.93</u>	<u>129,750.00</u>	<u>28.1%</u>

Placer Hills Fire District
Revenues and Expenses Budget vs. Actual
July 1 through October 15, 2026

	<u>Jul 1 - Oct 15, 26</u>	<u>Budget</u>	<u>% of Budget</u>
Minor Equipment			
Hazmat	0.00	4,320.00	0.0%
Communications	2,466.82	11,000.00	22.4%
Rescue Equipment	0.00	500.00	0.0%
Total Minor Equipment	2,466.82	15,820.00	15.6%
Station Supplies & Tools	1,326.23	10,200.00	13.0%
Tax Collections	0.00	60,921.00	0.0%
Training and Fitness	3,480.65	35,000.00	9.9%
Uniform Costs	1,747.08	10,000.00	17.5%
Utilities	34,997.90	135,000.00	25.9%
Awards	0.00	4,000.00	0.0%
Operating Transfer Out	0.00	14,440.00	0.0%
Total Expense	1,942,710.84	5,662,672.00	34.3%
Net Ordinary Income	-1,811,762.47	-80,289.00	2,256.6%
Net Income	-1,811,762.47	-80,289.00	2,256.6%

Placer Hills Fire District

10/15/2026 3:36 PM

Register: Placer County Treasury

From 09/11/2026 through 10/15/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/18/2026			-split-	Deposit		4,026.51	558,134.12
09/18/2026	To Print	AT&T Calnet	Accounts Payable		160.88		557,973.24
09/18/2026	To Print	Colby S Van Dam	Accounts Payable		1,348.18		556,625.06
09/18/2026	To Print	CoPower	Accounts Payable		472.50		556,152.56
09/18/2026	To Print	Hunt & Sons, Inc	Accounts Payable	Account # 89473	1,452.69		554,699.87
09/18/2026	To Print	Kleen Air	Accounts Payable		549.44		554,150.43
09/18/2026	To Print	Kone	Accounts Payable		180.63		553,969.80
09/18/2026	To Print	Napa Auto Parts	Accounts Payable	p	464.09		553,505.71
09/18/2026	To Print	Nationwide	Accounts Payable		678.46		552,827.25
09/18/2026	To Print	North State Tire Co., ...	Accounts Payable		2,895.72		549,931.53
09/18/2026	To Print	Occu-Med, Ltd.	Accounts Payable		367.75		549,563.78
09/18/2026	To Print	Optimum	Accounts Payable		150.73		549,413.05
09/18/2026	To Print	PG & E	Accounts Payable	Acct 45044653...	2,522.78		546,890.27
09/18/2026	To Print	SPMUD	Accounts Payable		664.26		546,226.01
09/18/2026	To Print	US Bank	Accounts Payable		590.52		545,635.49
09/18/2026	2023-675		Payroll Expenses:5137...		156,568.20		389,067.29
09/24/2026	To Print	CA Dept. of Industri...	Accounts Payable		225.00		388,842.29
09/24/2026	To Print	City of Auburn	Accounts Payable		1,875.89		386,966.40
09/24/2026	To Print	G & T Truck Repair	Accounts Payable		4,612.28		382,354.12
09/24/2026	To Print	Kelly Spicers Faciliti...	Accounts Payable		197.92		382,156.20
09/24/2026	To Print	Life Assist Inc.	Accounts Payable	Account 95722...	1,458.86		380,697.34
09/24/2026	To Print	Luna Tech LLC	Accounts Payable		2,046.00		378,651.34
09/24/2026	To Print	PG & E	Accounts Payable	Acct 45044653...	963.56		377,687.78
09/24/2026	To Print	Sierra Office Supply ...	Accounts Payable	Acct No. AB15...	209.14		377,478.64
09/24/2026	2023-674		Payroll Liabilities:Plac...	post-tax	1,914.33		375,564.31
09/25/2026	To Print	1582 Medical Corpor...	Accounts Payable		19,370.00		356,194.31
09/25/2026	To Print	Gilly's Super Signs	Accounts Payable		134.06		356,060.25
09/25/2026	To Print	Hunt & Sons, Inc	Accounts Payable	Account # 89473	1,235.74		354,824.51
09/25/2026	To Print	Napa Auto Parts	Accounts Payable	p	87.45		354,737.06
09/25/2026	To Print	Shell Small Business	Accounts Payable		272.44		354,464.62
09/25/2026	To Print	UnitedHealthcare Ins...	Accounts Payable		405.46		354,059.16
09/30/2026			Revenue:Charges for S...	Deposit		750.00	354,809.16
09/30/2026			Revenue:Non-operatin...	Deposit		2,951.08	357,760.24
09/30/2026			Revenue:Taxes:40180 ...	Deposit		872.46	358,632.70
09/30/2026	To Print	Advantage Gear, Inc	Accounts Payable	Account # 615...	156.94		358,475.76
09/30/2026	To Print	CAL PERS	Accounts Payable		700.00		357,775.76
09/30/2026	To Print	Cal PERS Health	Accounts Payable		40,619.52		317,156.24
09/30/2026	To Print	Hunt & Sons, Inc	Accounts Payable	Account # 89473	1,287.56		315,868.68
09/30/2026	To Print	Placer County Treasu...	Accounts Payable		82,189.32		233,679.36
09/30/2026	To Print	Sierra Office Supply ...	Accounts Payable	Acct No. AB15...	727.27		232,952.09

Placer Hills Fire District

10/15/2026 3:36 PM

Register: Placer County Treasury

From 09/11/2026 through 10/15/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/30/2026	To Print	US Bank	Accounts Payable		11,170.54			221,781.55
10/02/2026	2023-676		Payroll Expenses:5137...		163,734.97			58,046.58
10/08/2026	To Print	Diamondback Fire &...	Accounts Payable		919.08			57,127.50
10/08/2026	To Print	Gold Mountain News...	Accounts Payable		88.34			57,039.16
10/08/2026	To Print	Gold Rush Chevrolet	Accounts Payable		435.93			56,603.23
10/08/2026	To Print	Life Assist Inc.	Accounts Payable	Account 95722...	26.81			56,576.42
10/08/2026	To Print	Meadow Vista Water...	Accounts Payable		203.70			56,372.72
10/08/2026	To Print	PG & E	Accounts Payable	Acct 45044653...	467.58			55,905.14
10/08/2026	To Print	Sierra Office Supply ...	Accounts Payable	Acct No. AB15...	545.00			55,360.14
10/08/2026	To Print	T-Mobile	Accounts Payable	993933274	191.10			55,169.04
10/08/2026	To Print	US Bank Equipment ...	Accounts Payable	Acct 36187600	375.26			54,793.78
10/09/2026			-split-	Deposit			6,220.76	61,014.54
10/09/2026			-split-	Deposit			625.00	61,639.54
10/15/2026			Revenue:Taxes:40060 ...	Deposit			46,062.61	107,702.15
10/15/2026	To Print	Big Brand Tire & Ser...	Accounts Payable	HO-92580	239.92			107,462.23
10/15/2026	To Print	CoPower	Accounts Payable		468.40			106,993.83
10/15/2026	To Print	Harris Industrial Gases	Accounts Payable		126.00			106,867.83
10/15/2026	To Print	Hills Flat Lumber Co...	Accounts Payable	Account 6844	42.89			106,824.94
10/15/2026	To Print	Hunt & Sons, Inc	Accounts Payable	Account # 89473	1,058.23			105,766.71
10/15/2026	To Print	Kelly Spicers Faciliti...	Accounts Payable		27.27			105,739.44
10/15/2026	To Print	Kingsley Bogard LLP	Accounts Payable	26804	390.00			105,349.44
10/15/2026	To Print	Kone	Accounts Payable		180.63			105,168.81
10/15/2026	To Print	Napa Auto Parts	Accounts Payable	p	610.92			104,557.89
10/15/2026	To Print	pcwa	Accounts Payable		307.08			104,250.81
10/15/2026	To Print	PG & E	Accounts Payable	Acct 45044653...	2,837.52			101,413.29
10/15/2026	To Print	Principal Life	Accounts Payable		7,973.21			93,440.08
10/15/2026	To Print	Recology Auburn Pla...	Accounts Payable		1,614.20			91,825.88
10/15/2026	To Print	Studio PR Graphic D...	Accounts Payable		375.38			91,450.50

PLACER HILLS FIRE MITIGATION
Revenues and Expenses Budget vs. Actual
July 1 through October 15, 2026

	Jul 1 - Oct 15, 26	Budget	\$ Over Budget	% of Budget
Income				
PG700022 Mitigation Fees				
Revenues				
Mitigation Fees	10,974.00	150,000.00	-139,026.00	7.3%
Total Revenues	10,974.00	150,000.00	-139,026.00	7.3%
42010 Investment Income	781.94	2,000.00	-1,218.06	39.1%
Total PG700022 Mitigation Fees	11,755.94	152,000.00	-140,244.06	7.7%
Total Income	11,755.94	152,000.00	-140,244.06	7.7%
Expense				
GL52260 Misc Expense	0.00	17,500.00	-17,500.00	0.0%
GL54460 Fixed Assets				
2024 Smeal Principal	0.00	72,618.00	-72,618.00	0.0%
2024 Smeal Interest	0.00	9,571.00	-9,571.00	0.0%
Total GL54460 Fixed Assets	0.00	82,189.00	-82,189.00	0.0%
GL55510 Operating Transfer Out	43,144.65	129,667.00	-86,522.35	33.3%
Total Expense	43,144.65	229,356.00	-186,211.35	18.8%
Net Income	-31,388.71	-77,356.00	45,967.29	40.6%

Placer Hills Fire - USDA Refunding Bond
Profit & Loss
July 1 through October 15, 2026

	Jul 1 - Oct 15, 26
Income	
42010 Investment Income	660.76
49080 Operating Transfer In	43,144.65
Total Income	43,805.41
Expense	
53060 Bond Interest	40,407.75
Total Expense	40,407.75
Net Income	3,397.66



PLACER HILLS-PENRYN FIRE PROTECTION DISTRICTS

STAFF REPORT

To:	Board of Directors, Placer Hills Fire Protection District
From:	Ian Gow, Fire Chief
By:	Mark D'Ambrogi, Fire Marshal
Date:	October 21, 2026
Subject:	Public Hearing: Review of the Capital Improvement Plan, Mitigation Fee Report, and approval of the Fire Mitigation Impact Fee nexus study and fee schedule.

The Issue

Shall the Board conduct a Public Hearing to review and adopt the Capital Improvement Plan, Mitigation Fee Report, and approval of the Fire Mitigation Impact Fee nexus study and fee schedule?

Conclusion and Recommendation

Staff recommends the Board conduct a Public Hearing and by resolution, adopt the Capital Improvement Plan, Mitigation Fee Report, and approval of the Fire Mitigation Impact Fee nexus study and fee schedule.

Background

Government Code 66000 et seq allows local agencies to collect fees from new development to offset the impacts of that development on local services. Placer County Code Chapter 15.36.010 identifies the requirements for fire protection districts to follow to collect such fees. The Placer County Board of Supervisors has the final approval of the adoption and adjustment to any fees imposed by fire districts. As part of the requirements an annual Capital Improvement Plan (CIP) and annual report on mitigation fees need to be reviewed and adopted by the Board of Directors at a public hearing.

The CIP provides information on facilities, apparatus, and capital equipment, depreciation programs; estimated costs, schedule of replacement/purchase, and long-term capital projects. The CIP provides an effective planning tool for the District and assists in the annual budget process.

The Mitigation Review and Report identify the amount of mitigation fees collected, the amount of fees spent on capital purchases, and the types of purchases made with mitigation fees.

In July 2026 the Fire District engaged the services of Capital Public Finance Group to conduct and update the Fire Mitigation Impact Fee study and fee schedule. The last Fire Mitigation Impact Fee study was prepared and adopted in 2020.

The 2026 study proposes fees of:

Occupancy Classification	Base Capital Fee (Per Sq. Ft.)	2% Admin. Surcharge	Total Proposed Fee (Per Sq. Ft.)
Residential	\$2.12	\$0.04	\$2.16
Non-Residential	\$2.19	\$0.04	\$2.24
ADU <750 Sq. Ft	Exempt	Exempt	Exempt

Placer Hills Fire Protection District Current Fee Schedule:

Occupancy Classification	Total Fee (Per Sq. Ft.)
Residential	\$1.20
Commercial	\$1.20
Office	\$1.20
Industrial	\$1.20

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

Alternatives Available to the Board

1. Adopt by resolution the fee study and adjustment to the Fire Mitigation Impact Fee schedule;
2. Take no action, current fees will remain in place.

Fiscal Impact

No additional fiscal impact or costs incurred to the budget is associated by this action. The cost of the Nexus study is budgeted in the FY 26/27 Budget.

Attachments

Fire Impact Fee Nexus Study Fire Facilities 2026
By Capitol Public Finance Group, LLC



PLACER HILLS FIRE PROTECTION DISTRICT

BOARD OF DIRECTORS

Established 1949

John Burns

James Heisterkamp

Fred Lofrano

Russell McCray

Nicole Paskey

RESOLUTION NO. 2026-11

RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLACER HILLS FIRE PROTECTION DISTRICT ADOPTING AN ANNUAL FEE REPORT, CAPITAL IMPROVEMENT PLAN AND APPROVAL OF THE FIRE FACILITIES IMPACT AND MITIGATION FEE NEXUS STUDY

WHEREAS, the Placer County Board of Supervisors approved the Placer Hills Fire Protection District Fire Facilities Impact Fee (Impact Fee) based on the 2020 Nexus Fee Study on October 27, 2020, pursuant to Placer County Code section 15.36.010 and the Mitigation Fee Act; *and*

WHEREAS, consistent with the Mitigation Fee Act (Gov. Code, sections 66000, et seq.) and Placer County Code, the Placer Hills Fire Protection District has prepared an Annual Mitigation Fee Review and Report for 2025/2026 (Annual Report) and Capital Improvement Plan (CIP); *and*

WHEREAS, the Board of Directors of the Placer Hills Fire Protection District contracted the services of Capital Public Finance Group LLC, to conduct and update the Fire Facilities Impact and Mitigation Fee nexus study to establish a new baseline fee structure and has reviewed this nexus fee study; *and*

WHEREAS, the Board of Directors of the Placer Hills Fire Protection District has reviewed and considered the Annual Report, CIP, and Nexus Study at a duly noticed public hearing; *and*

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the Placer Hills Fire Protection District does hereby adopt the Annual Report, CIP, and nexus fee study which support a new 2026/2027 fee of \$2.16 per square foot for residential and \$2.24 per square foot for non-residential, both of which require the issuance of a permit or approval from the County of Placer.

BE IT FURTHER RESOLVED, the above fee shall be imposed sixty (60) days after the approval by the Placer County Board of Supervisors.

APPROVED, PASSED AND ADOPTED at a regular meeting of the Governing Board of the Placer Hills Fire Protection District at Meadow Vista, California on October 21, 2026, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED: _____

Nicole Paskey, Board President

ATTEST: _____

Fred Lofrano, Board Secretary

PLACER HILLS FIRE PROTECTION DISTRICT



CAPITAL IMPROVEMENT PLAN (CIP)

AND MITIGATION FEE REVIEW AND REPORT 2026

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Attachment

District Capital Replacement Schedule

Overview

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

Objectives used to develop the CIP include:

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

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

The Fire District

As of July 1, 2026, the Newcastle Fire Protection District reorganized with the Placer Hills Fire Protection District, becoming one independent fire district under the governance of a single Board of Directors.

The Placer Hills Fire Protection District provides all hazard services to the communities of Meadow Vista, Applegate, Weimar, Clipper Gap, and Eden Valley, Newcastle, and unincorporated areas of Auburn in Placer County. The district's jurisdiction includes approximately 49 square miles of rural and suburban area and provides emergency medical services advanced life support (ALS), fire response and suppression, fire prevention inspections, code enforcement, fire investigation, rescue operations, vehicle extrication, hazardous materials response, fire district administration, staff training, public education, and participates in the California Master Mutual Aid System through the Office of Emergency Services (OES) Fire & Rescue Branch.

Recommended standards for fire protection and emergency medical services are issued by the National Fire Protection Association (NFPA) and often considered industry standards. In addition are the Public Protection Classification Surveys performed by the Insurance Services Office (ISO) for the insurance industry. These surveys have a direct bearing on the premiums

charged by companies for fire insurance. A major area of importance of these surveys include apparatus, equipment, and facilities.

Capital Improvement Components

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

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

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

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

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

Capital Acquisitions Apparatus

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

Type I Engine Replacement Recommendations: Continue to follow and implement an apparatus replacement schedule of 15 years of frontline service for all Type I firefighting apparatus, with a minimum of 5 to 10 years reserve service before consideration of decommissioning the apparatus. Apparatus refurbishment may also be a consideration.

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

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

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

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

See Attachment for District Capital Replacement Schedule

Capital Acquisitions Major Equipment

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

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

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

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

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

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

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

See Attachment for District Capital Replacement Schedule

Capital Acquisitions- Facilities

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

Placer Hills Fire Protection District Facilities

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



General Description: (2025 MSR)

Station is new, 2022. 7000 square feet. It meets the needs of a modern fire service facility.

Fire Station #84, 16999 Placer Hills Rd, Meadow Vista, CA



General Description: (2025 MSR)

Main building built in 1954 rated at "Poor" in condition. Two additional structures have been added to house apparatus. Station does not meet the needs of an essential services facility. PHF has determined that this station should be replaced. 5016 square feet.

Fire Station #85 maintenance facility, 18016 Applegate Rd, Applegate, CA



General Description: (2025 MSR)

Station not currently staffed. Used as vehicle maintenance shop. Built in 1984, 2000 square feet.

Fire Station #86, 100 W. Weimar Cross Rd, Weimar, CA



General Description: (2025 MSR)

Facility meets most of the needs of a modern fire station. Built in 1990, remodeled in 2008, 4200 square feet.

Administrative Office Building, 17020 Placer Hills Rd, Meadow Vista, CA



General Description:

Purchased in in 2020, good condition, future improvements needed to accommodate staff and training. Four separate units, approximately 4000 square feet.

Placer Hills Fire Protection District Facilities

Fire District Facilities	Facility Type	Replacement Cost
Fire Station #41	Fire Station	\$4,500,000.00
Fire Station #84	Fire Station	\$13,500,000.00
Fire Station #85	Fire Station/Maintenance	\$2,500,000.00
Fire Station #86	Fire Station	\$4,500,000.00
Offices	Administrative Building	\$1,000,000.00
Total		\$26,000,000.00

Future Long Term Capital Improvements: Facilities

Facility	Description	Status	Estimated Costs
Station #41	SCBA air compressor replacement	Replace the SCBA air compressor in the new station for filling of 5000 PSI SCBA bottles. Schedule-TBD Unfunded Project	\$100,000.00
Station #84	Replace	In FY 21/22 financing was explored for this project. Initial projected cost was approximately \$6,500,000.00. After consultation, project costs came back at \$13,500,000.00, due to increased costs and labor. The Fire District could not secure reasonable and stable funding for this project at this time. Schedule-TBD Unfunded Project	\$13,500,000.00
Station #86	Training Facility	Secured FEMA AFG grant of \$40,000.00. An additional \$20,000.00 of General Funding to be used. Partial funded project in process. Identify future funding sources, budgeted project. Schedule- In Process Partial Funded Project	\$120,000.00
Station #85	Renovation/ Addition	Addition and renovation to building and equipment to enhance maintenance and equipment repair needs. Schedule-TBD Unfunded Project	\$750,000.00

Funding Sources for Capital Improvement

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

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

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

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

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

Review, Reporting, and Increase of Fire Facility Impact and Mitigation Fees

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

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

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

Purpose of the Fee

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

Use of the Fee

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

- ◆ land for new fire stations

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

Benefit Relationship

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

Burden Relationship

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

Proportionality

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

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

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

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

The nexus study for this district was approved by the Placer County Board of Supervisors on October 27, 2020. California Government Code 66015.5 requires a nexus study at least every eight (8) years.

Due to the time frame and the reorganization of Newcastle and Placer Hills Fire Protection Districts the Nexus study process was initiated after July 1, 2026, to establish a new fee for the entire reorganized district.

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

Fire Facility Impact and Mitigation Fees

The Fire Facilities Impact and Mitigation Fee can be adjusted annually based on the California Construction Cost Index (CCCI) as produced by Engineering News Record (ENR) and posted by the Department of General Services (DGS).

The Fire District contracted the services of Capital Public Finance Group to conduct and update the Fire Impact Mitigation fee schedule. In October of 2026 a final draft study was presented to the Board of Directors for review and approval.

The 2026 study indicates an increase in fees that includes an administrative cost per square foot for all new development. This fee represents costs associated with development to help facilitate capital asset purchases for the Fire District to maintain services provided. The fee assists with purchasing fire apparatus, fire equipment, and new and or additions to fire facilities.

Placer Hills Fire Protection District Fee Schedule:

Construction Type	Prior to July 13, 2026	July 13, 2026, and after
Residential, additions, garages/storage	\$1.17 per sq. foot	\$1.20 per sq. foot
Commercial	\$1.17 per sq. foot	\$1.20 per sq. foot
Office	\$1.17 per sq. foot	\$1.20 per sq. foot
Industrial	\$1.17 per sq. foot	\$1.20 per sq. foot

Former Newcastle Fire Protection District Fee Schedule:*

Construction Type	Prior to July 13, 2026	July 13, 2026, and after
Residential	\$1.44 per sq. foot	Reverts to Placer Hills fee
Commercial	\$1.44 per sq. foot	Reverts to Placer Hills fee
Office	\$1.44 per sq. foot	Reverts to Placer Hills fee
Industrial	\$1.44 per sq. foot	Reverts to Placer Hills fee
Agricultural	\$1.44 per sq. foot	Reverts to Placer Hills fee

*Not in use due to reorganization

Placer Hills Fire Protection District 2027 Fee Schedule (Based on 2026 Nexus Study):

Construction Type	Current Fee	2026 Nexus Study Fee
Residential	\$1.20 per sq. foot	\$2.16 per sq. foot
Non-Residential	\$1.20 per sq. foot	\$2.24 per sq. foot

Newcastle Fire Protection District Annual Mitigation Fee Reporting for FY 25/26

	FY 25/26	Budgeted 26/27
Revenue		
Mitigation Fees	116,764	
Investment Income	1,067	
Total Revenue	117,831	0
Expense		
New Fire Station expenses/loan	132,092	
Fixed Assets Equipment		
Total Expense	132,092	0
Net Revenue	-14,260	0
Beginning Balance	33,559	0
Ending Balance	19,299	0

FY 26/27 is incorporated into the Placer Hills Fire District Budget

For FY 25/26 the former Newcastle Fire Protection District began with a balance of \$33,559, mitigation fee revenues of \$117,831 with expenditures of \$132,092, with an ending fund balance of \$19,299. The fund balance of \$19,299 was transferred to the Placer Hills Fire Protection District as of July 1, 2026.

All mitigation fees collected from the former Newcastle Fire Protection District are now incorporated into the Placer Hills Fire Protection District mitigation fund.

There were no refunds of mitigation fees during the 25/26 FY.

Placer Hills Fire Protection District Annual Mitigation Fee Reporting for FY 25/26

	FY 25/26	Budgeted 26/27
Revenue		
Mitigation Fees	111,251	150,000
Investment Income	2,443	2,000
Total Revenue	<u>113,694</u>	<u>152,000</u>
Expense		
Nexus Study		17,500
Building Improvements		
Fixed Assets- Equipment	19,483	
Operating Transfer Out Sta #41		129,667
2023 Type 1 engine Interest	12,507	9,571
2023 Type 1 engine Principal	69,682	72,618
Total Expense	<u>101,672</u>	<u>229,356</u>
Net Revenue	<u>12,022</u>	<u>-77,356</u>
Transfer in Newcastle Mit Fee Account Balance FY 25/26		19,299
Beginning Balance	<u>63,743</u>	<u>75,765</u>
Ending Balance	<u>75,765</u>	<u>17,708</u>

For FY 25/26 the Placer Hills Fire Protection District began with a balance of \$63,743, mitigation fee revenues of \$113,694 with expenditures of \$101,672, with an ending fund balance of \$75,765.

There were no refunds of mitigation fees during the 25/26 FY.

Capital Asset projects and costs can be found in the District Capital Replacement Schedule.

APPARATUS EQUIPMENT

Total Annual Required to Maintain Apparatus and Equipment



Fire Impact Fee Nexus Study Fire Facilities

OCTOBER 2026



Capitol | PFG

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Section 1: Executive Summary

Introduction

The Placer Hills Fire Protection District (“District”) has prepared this Fire Impact Fee Nexus Study (“Nexus Study”) pursuant to the “Mitigation Fee Act,” as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the basis for the collection of new fire impact fees (“fees”) on new residential and nonresidential development within the District. The purpose of the fee is to fund the one-time cost of providing and expanding the District’s facilities, apparatus, and equipment needed to accommodate new development. The fee is translated into a per square foot cost that is imposed on new construction which may occur.

Under California law, the District lacks the land-use authority to impose impact fees on development projects. As the District serves the unincorporated areas of the County, the County Board of Supervisors is responsible for adopting the fire impact fee program and imposing the fees on behalf of the District. *The fees shall cover the areas outlined in the map provided in Section 5.*

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for fire protection facilities, apparatus, and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which states as follows:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put.
- Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (“benefit relationship”).
- Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed (“impact relationship”).
- Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“rough proportionality”).

The Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the County General Plan.

Fire Impact Fee Nexus Study Fire Facilities

District Overview

In 1988 the Meadow Vista Fire Protection district, Company No. 31 and the Ponderosa Fire Brigade combined to form the Placer Hills Fire Protection District. The Newcastle Fire Protection District was established in 1868. In 2026 the Newcastle Fire Protection District merged with the Placer Hills Fire Protection District. The District is responsible for the protection of a variety of geographical areas, ranging from residential neighborhoods, commercial and industrial buildings, rural areas, as well as a portion of Interstate 80. The District covers approximately 50 square miles and serves a population of approximately 14,985 people residing in almost 6,000 housing units.

The District is a Special District, a self-governed agency led by a five-member Board of Directors. The District is composed of 4 full-time and 2 part-time administrative employees and 23 full-time fire suppression employees. Together, they provide 24 hour, 7 day a week coverage based at three staffed fire stations, an administrative office building and a vehicle maintenance shop.

The District responded to 7,791 incident calls from 2023 through 2025, including structure and wildland fires, vehicle accidents, technical rescue, hazardous materials, and medical aid.

Methodology and Approach

To determine the District's fire impact fee consistent with these substantive requirements, this Nexus Study utilizes a system-wide existing facility standard methodology. Under this method, the District's ratio of existing fire protection facilities, apparatus, and equipment to the existing service population establishes the standard for determining new development's fair share of the cost to expand the District's fire system as growth occurs.

Under the facility standard methodology, the identification and use of an existing facility standard, along with the restricted use of fee revenue, ensure that new development will not fund any existing deficiencies, as prohibited by the Act. Instead, only capital improvements and apparatus, vehicles, and equipment purchases that expand the District's fire system are allowable uses of fee revenue. Therefore, the fee program will generate only enough revenue to proportionally expand the fire system to maintain the existing level of service.

The existing facility standard is based on the District's ratio of existing fire protection and emergency response facilities, apparatus, and equipment to the existing development. Existing development demand is based on the District's incident call data. The estimated value of the District's existing fire system is determined using the estimated value of the District's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then allocated to two occupancy classifications in proportion to the need they create for fire protection and emergency response services.

The Act requires that, in establishing a development impact fee program, the facilities funded by the fee must be identified. However, the Act provides flexibility regarding how that identification may be made. The fee program may identify a broad class of projects (per Government Code § 66000(b) and validated by *Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore* 185 Cal. App. 4th 554 5th Dist.), be made by reference to a capital improvement plan, be made in accordance with applicable general or specific plan requirements, or be made in other public documents. This fee program identifies facilities (land, stations, and other buildings),



apparatus (engines and other vehicles), and equipment as the broad classes to be funded by the fee.

The District's capital improvements, apparatus, and equipment purchases will benefit the entire fire system. The District's fire protection and emergency response resources are organized as an integrated fire system. The resources of one fire station do not serve a particular area in isolation from the District's other fire stations and resources. When the District has an incident call, whether for a fire or other emergency, the District's response may involve resources from multiple fire stations. Likewise, new development in the District's service area is served by all the District facilities, apparatus, and equipment, not just by the nearest fire station.

Additionally, this Nexus Study affirms that the fire impact fees established herein are structured to maintain both a reasonable and legally sufficient relationship between new development and its impact on the District's fire system. While the maximum fire impact fee schedule is based on typical occupancy characteristics and service-demand averages, it reflects the District's objective of allocating costs roughly in proportion and equitably across development types.

Summary of General Findings and Recommendations

- Fire impact fees are necessary to ensure that the District can adequately expand its fire protection facilities, apparatus, and equipment to support the growth of residents and employees, as well as the creation of new structural area by new development.
- The District's objective is to maintain its existing level of service by establishing a fire impact fee to fund the cost of expanding its facilities, apparatus, and equipment attributable to new development.
- Consistent with the nexus requirement of the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.
- The District's new fire impact fee should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et seq.).
- The District does not have land-use authority to impose development impact fees as a condition of project approval; therefore the following proposed fees must be adopted by the County on behalf of the District. The proposed fee schedule reflects the base capital fee justified by this Nexus Study, alongside a 2% administrative surcharge authorized to fund the ongoing statutory compliance and reporting of the fee program.

Fire Impact Fee Nexus Study Fire Facilities

Proposed Impact Fees			
Occupancy Classification	Base Capital Fee (Per Sq. Ft.)	2% Admin. Surcharge	Total Proposed Fee (Per Sq. Ft.)
Residential	\$2.12	\$0.04	\$2.16
Non-Residential	\$2.19	\$0.04	\$2.24
Accessory Dwelling Unit < 750 Sq. Ft.	Exempt	Exempt	Exempt

Note: Figures are rounded to the nearest cent. The 2% administrative surcharge and total proposed fee are calculated on unrounded base fees, so the columns may not sum precisely.

- The District and the County should comply with the annual reporting requirements under Government Code § 66006(b). Following the fifth fiscal year and every five years thereafter, the District should comply with the reporting requirements under Government Code § 66001(d).
- This Nexus Study and fee program must be updated at least every eight years.

The fire impact fee should be adjusted automatically each year based on the percentage change in the California Construction Cost Index (CCCI), as produced by Engineering News-Record (ENR) and posted by the California Department of General Services (DGS), to maintain the purchasing power of fee revenue. Any inflationary adjustment must first be authorized in the enacting resolution or ordinance.

Section 2: The Mitigation Fee Act

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by legal counsel and should not be treated as legal advice.

In 1987, the California Legislature adopted Assembly Bill 1600 which established a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting impact fees. In order to impose an impact fee, a local agency must go through a process to establish a reasonable relationship between a development project and the public improvement for which the development fee is charged.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed or what is commonly referred to as the “Nexus” requirement. Government Code Section 66001 states that after January 1, 1989, in any action “establishing, increasing, or imposing a fee as a condition of approval of a development project,” the local agency shall do all of the following:

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

Purpose of the Fee

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



Use of the Fee

The Fee will be used to fund expansion, refurbishment and/or addition of Fire Facilities (land, buildings, other structures, apparatus and vehicles, equipment and related financing costs) to mitigate the impact of new development on the need for such facilities within the District, as well as to fund the administration of the Fee Program (Fee collection, accounting, reporting, nexus studies, and other expenses related to compliance with the Act requirements). The Fee revenue may be used to reimburse the District for previously incurred public facility costs. The Fee revenue will not be used to fund operations, maintenance, or existing facility deficiencies that do not expand the District's system capacity.

Benefit Relationship

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

Burden Relationship

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

Proportionality

The reasonable proportionality relationship can be established by identifying the facility costs attributable to future development, then establishing fee rates that allocate those costs in proportion to the demands created by each type of development project. The fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that facility. Further, fees are imposed based on building size as measured by the assessable square footage of each building, as defined in Section 9. Thus, larger buildings that have a greater demand for fire service and related capital facilities and equipment pay a proportionately higher fee than smaller buildings.



Accounting, Reporting and Other Requirements of AB 1600

In addition to the Nexus requirements, AB 1600 also outlines the accounting for future revenue received through imposition of impact fees on new construction projects. AB 1600 requires that upon receipt of a fee, the local agency deposit the fee into a separate capital facilities account or fund, in a manner to avoid any commingling of the fees with other revenues and funds of the agency and expend the fees solely for the purpose for which the fee was collected. Interest gained on the capital facilities accounts or funds shall be separated, accounted for, and expended in the same manner.

The agency shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after the deposit of the fee. The finding shall identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

AB 602

The impact fees included herein were circumscribed by the requirements of AB 602, which was approved by the California State Legislature and signed by the Governor in 2021.

Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies (Nexus Studies) must identify the existing Level of Service (LOS) for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies, adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the development unless the local agency demonstrates that another metric is more appropriate. The bill would require that a "local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development." This would also apply to multi-family residences.
- The bill also requires the Department of Housing and Community Development ("HCD"), on or before January 1, 2024, to create an impact fee Nexus Study template that may be used by local jurisdictions to calculate their fees.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.

Fire Impact Fee Nexus Study Fire Facilities

- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) must adopt a Capital Improvement Plan ("CIP") as part of the Nexus Study.
- Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2022.



Section 3: Methodology for Impact Fee Study

Development impact fees are calculated to fund additional Fire Facilities that are a direct result of growth due to new development. In order to fund Fire Facilities needed due to growth occurring within the District, it is necessary to determine what the appropriate fee should be. There are four basic steps followed in the calculation of any development impact fee, these include:

1. Prepare growth projections;
2. Identify facility standards;
3. Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;
4. Calculate the public facilities fee by allocating the total cost of facilities per unit of development (on a square foot basis).

Facility Standards Methodology

Facility standards determine new development's total need for new facilities and each development unit's fair share of those needs. Proper methodology allocates public facility costs to new development fairly and ensures that new development is not required to fund existing service deficiencies, while existing development is not subsidizing facilities for new development.

The District relies on its entire system of facilities to provide its services, meaning the District responds to incident calls based on the current availability of staff and apparatus, directing personnel and vehicles from stations that are not necessarily the closest to where the response is needed. This often happens due to varied equipment availability at different stations, as well as the specific service capacity at the time of the incident call.

Additionally, not all fire and emergency medical response services that benefit a specific development are provided at the location of that development. Therefore, when new development occurs within a fire district service area, it benefits from the entire fire protection and emergency medical response system of the district.

Given the fixed service area of the District, the coverage and response times provided by the existing fire stations, and the limited anticipated development growth, the system-wide existing facility standard methodology will be utilized in this Nexus Study. This is consistent with the common practice of calculating mitigation fees for fire protection districts.

The system-wide existing facility standard methodology is utilized when a facility's capacity can only accommodate a known level of development. The total facility cost is proportionately allocated to each unit of development within the facility's service area. If incremental facility costs can be allocated to an incremental development unit, this approach provides sufficient flexibility to accommodate changing development patterns.



The District currently provides fire and emergency response services to a large response area. Given the District's size and protection facilities, vehicles, and equipment available at any one time, it is understandable that new construction will only increase the protection challenges of the District. Given such facts, the District has determined that current service levels will be used as a benchmark and that new construction will not adversely affect these service levels.

Existing Level of Service Standard

To establish a quantifiable baseline, the District's existing level of service is defined by the direct relationship between its current capital asset infrastructure and the total structural area it protects. Based on the District's current inventory, the total insured value of existing fire stations, apparatus, and equipment is \$15,074,978, which serves a current system footprint of 14,917,803 square feet. This establishes a system-wide existing level of service standard of \$1.01 of fire capital asset investment per square foot of development. Under the system-plan approach used in this Study, new development additionally funds its proportional share of the capacity-expanding projects identified in the District's Capital Improvement Plan, so that the existing level of service is maintained but not exceeded as growth occurs.

To mitigate new construction's impact on the District's service capabilities, new development must be required to pay development impact fees. Assuming that the current levels of service being provided to the District's residents are to be considered the standard, any additional construction within the District's boundaries which requires fire or emergency response services will pay an impact fee that is proportionate to such service. Given the existing demands placed on the District, existing Fire Facilities should not be utilized to accommodate new construction at the expense of existing service levels. To offset the impact of new development, the development impact fees will be used in accordance with the Use of the Fee as described above.

The District's inventory of existing and planned Fire Facilities is used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded Fire Facilities as growth occurs. The District's existing Fire Facilities described in this Report currently serve the entire District. The facility standard utilized in the Study will specifically benefit any new development that will occur within the District as it will fund the expansion of Fire Facilities at the same standard currently serving existing development.

The District has the flexibility to alter the list of necessary Fire Facilities shown in this report as conditions change. If the overall cost of facilities necessary to mitigate the anticipated residential and non-residential growth is altered significantly then the District should update this fee program to incorporate those changes.

The District's three existing fire stations will continue to provide services to the existing and future development. As such, new development is required to contribute its fair share of the existing facility costs.



Section 4: Previous Studies/Current Fees

The District's previous development impact fee study was prepared in August 2020. Based upon the analysis performed by Capitol Public Finance Group, the development impact fees for fire facilities approved by the District for all types of construction was \$0.98 per square foot. Since adoption, the fee has been adjusted annually based on the California Construction Cost Index, and the District currently collects \$1.20 per square foot (effective July 13, 2026). The former Newcastle Fire Protection District, which merged with the District in 2026, separately adopted a \$1.21 per square foot fee in 2020, currently \$1.44 per square foot.

Capitol Public Finance Group was requested by the District to provide a Nexus Study. This Nexus Study is intended to establish the basis for the calculation and imposition of impact fees on all new development within the District. Ultimately, this Study will justify a development impact fee to mitigate the increasing amount of development within the District's boundaries and the rapidly increasing cost of Fire Facilities.

Fee Increase Review (Government Code § 66016.5)

Because this Nexus Study supports an increase over the fees currently in effect, Government Code § 66016.5 requires the District to review the assumptions of the nexus studies supporting the original fees and to evaluate the amount of fees collected under those fees. That review is set forth below.

The fees updated by this Study originate in two separate studies adopted in 2020. The Placer Hills Fire Protection District adopted a uniform fee of \$0.98 per square foot in August 2020, which through annual construction-cost-index escalation stood at \$1.20 per square foot as of July 13, 2026. The former Newcastle Fire Protection District, which merged with the District in 2026, adopted a uniform fee of \$1.21 per square foot in June 2020, which stood at \$1.44 per square foot as of July 2025. Both prior studies used the Master Plan Method and applied a single flat rate to all construction types.

The assumptions of the prior studies have been reviewed and, where superseded, updated in this Study. The methodology has been refined from a single flat rate to a demand-based allocation across occupancy classifications, consistent with AB 602. The District's facilities, apparatus, and equipment are now valued at current insured replacement values and consolidated into a single system reflecting the 2026 merger. The specific Station 84 replacement and Station 85 addition now programmed in the District's Capital Improvement Plan, together with associated financing, replace the general future-station assumptions of the prior studies. Growth projections have been updated to 194 residential units and 67,605 square feet of non-residential development over the next eight years.

As of June 2026, the District held development impact fee balances of approximately \$75,526 (Placer Hills) and \$19,380 (Newcastle). These fee revenues have been and continue to be committed to the capacity-related capital projects identified in this Study. Because the District is actively expending fee revenue on those projects, no portion is subject to refund under Government Code § 66001(d).

Based on this review, the increase supported by this Study reflects a documented increase in the cost of providing fire facilities to new development, driven by the 2026 merger, current asset and



construction-cost values, and specific programmed capacity projects, together with a refinement of the allocation methodology. The review required by Government Code § 66016.5 has been performed.

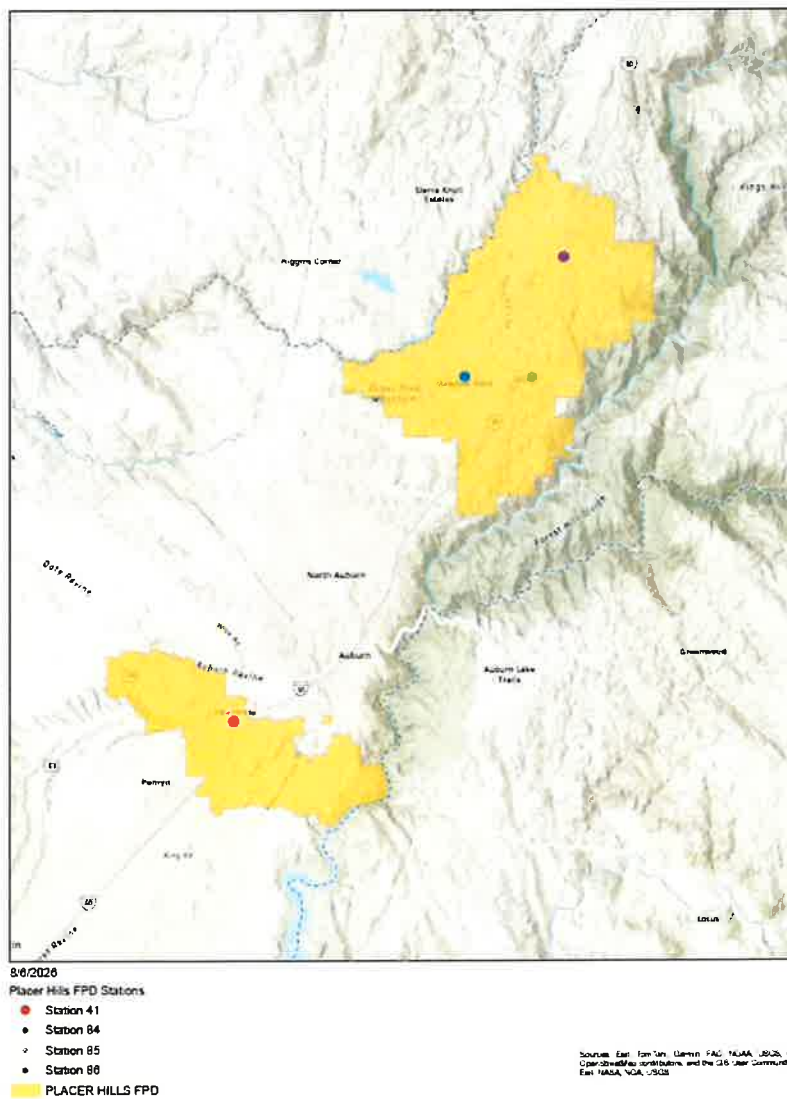


Section 5: District Demographic Data

The District is located in Placer County. The District has a boundary area of approximately 50 square miles, and serves the unincorporated communities of Applegate, Clipper Gap, Meadow Vista, Newcastle and Weimar, as well as portions of Placer County. As shown in **Figure 1**, the District is located in the middle of Placer County, the northern portion of the District is between the Bear River and the North Fork American River and southern portion of the District is located south of the City of Auburn and west of the North Fork American River.

The terrain within the District is predominantly rural. There are very large agricultural and wildland areas, the latter prone to wildfires.

Figure 1
Placer Hills Fire Protection District



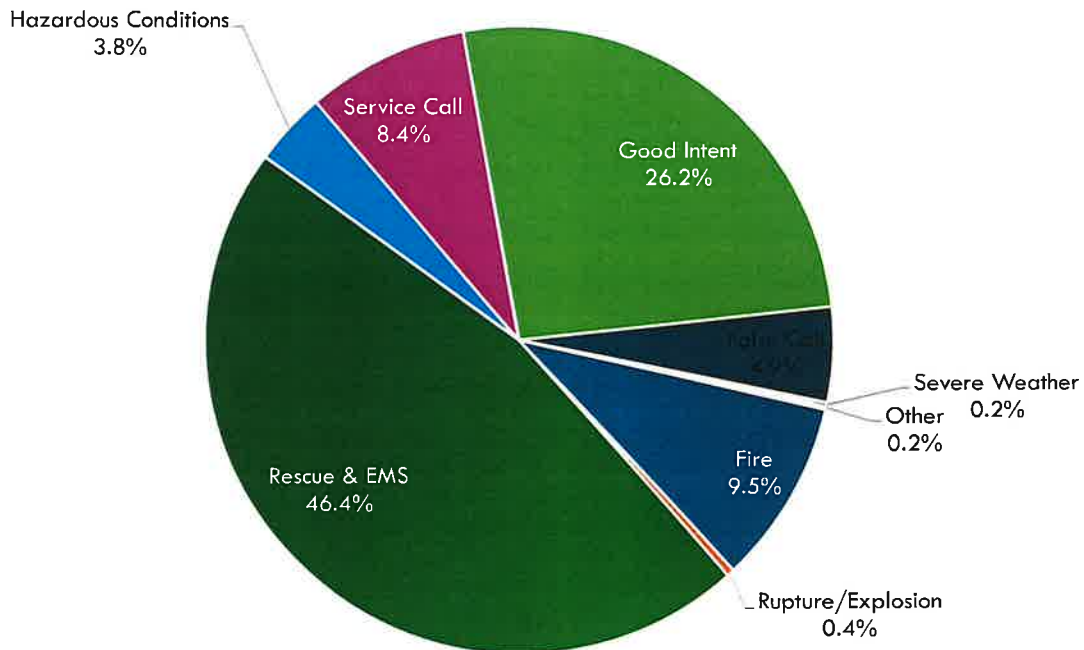
Other District Information

The District provides a full range of services, including fire suppression, rescue and medical aid in addition to a variety of other miscellaneous requests. The District is a Special District, a self-governed agency led by a five-member Board of Directors.

The District responded to 7,791 incident calls from 2023 through 2025. Rescue and EMS calls amounted to 46.4% of the incident calls, as shown in Chart 1. On average the District had approximately 2,597 incident calls per year over the past three years.

Chart 1

Over the Past 3 Years the District has Received 7,791 Incident Calls



Source: Placer Hills Fire Protection District

Section 6: District Assets

Existing Facilities

The District currently operates out of three staffed fire stations, an administrative office building and a vehicle maintenance shop at the unstaffed Station 85. An inventory of the District's facilities and the year they were constructed is shown in Table 1 below. The replacement cost includes an estimated land value of \$147,236 per acre, based on the average sale price of vacant land in the area.

Table 1

Facilities Inventory and Estimated Value			
Station Name	Address	Year Built	Replacement Cost
Station 41	9350 Old State Highway, Newcastle	2022	\$4,751,161
Station 84	16999 Placer Hills Road, Meadow Vista	1954	\$1,381,068
Station 85	18016 Applegate Road, Applegate	1984	\$547,216
Station 86	100 West Weimar Crossroads, Weimar	1990	\$1,552,285
Administrative Office Building	17020 Placer Hills Road, Meadow Vista	2007	\$1,692,399
Total			\$9,924,129

Source: Placer Hills Fire Protection District

Existing Apparatus, Vehicles and Capital Equipment

Tables 2 and 3 detail the District's current fleet of firefighting apparatus, other vehicles and capital equipment. The value estimate was provided by the District and is based on the original acquisition cost of comparable vehicles and equipment. These vehicles and equipment constitute an essential capital investment needed to provide the Services and have at least a five-year service life.



Table 2

Apparatus/Vehicle Inventory and Estimated Value		
Apparatus/Vehicle Type	Model Year	Estimated Value
Smeal Fire Truck Pumper	2024	\$925,000
Polaris R23RSY99 AT	2023	\$42,500
Wells Cargo Trailer	2023	\$14,595
Ford F550	2022	\$260,000
Chevy 4C	2020	\$75,000
Chevy Silverado SSV	2020	\$76,000
Chevy Silverado SSV	2020	\$76,000
Ford HME	2020	\$257,425
Spartan Pumper	2020	\$595,000
Chevy Silverado	2018	\$65,000
Chevy Tahoe CK15706 with 5W4	2017	\$64,000
KME Pumper	2016	\$458,468
HME Model 34D International 7400	2015	\$324,400
Freightlin/Pumper	2014	\$238,000
Chevy/Utility	2013	\$9,000
Ford-250 4X4	2008	\$10,000
Ford LCF Air Unit	2007	\$94,400
HME Pumper	2007	\$350,000
Ford F150	2004	\$25,919
HME/Engine	2004	\$150,000
International 7400 Water Tender	2004	\$188,086
Ford Expedition	2003	\$27,056
HME Type 1 Pumper	1999	\$75,000
Total		\$4,400,849

Source: Placer Hills Fire Protection District

Table 3

Equipment Inventory and Estimated Value	
Description	Estimated Value
Defibrillators (8)	\$12,000
SCBAs (42)	\$420,000
Structure PPE (60)	\$174,000
Wildland PPE (35)	\$15,000
Com/Tech	\$40,000
Hose	\$40,000
Rescue Equip.	\$23,000
Jaws/Extrication (2)	\$26,000
Total	\$750,000

Source: Placer Hills Fire Protection District



Existing Capital Resources

As detailed above and summarized in Table 4 below, the District has invested approximately \$15.1 million into its capital assets.

Table 4

Capital Asset Summary	
Type of Asset	Total Estimated Value
Fire Stations	\$9,924,129
Apparatus and Vehicles	\$4,400,849
Equipment	\$750,000
Total	\$15,074,978

Capital Improvement Plan

The District maintains a Capital Improvement Plan (CIP) as an ongoing planning process to identify its immediate and longer-term capital needs. The CIP is developed and updated annually through the District's budget process and is subject to change as needs become more defined and as projects advance through planning, design, and funding. It documents the District's anticipated capital acquisitions, fire stations and facilities, apparatus and vehicles, and major equipment, along with estimated costs and potential funding sources, whether or not funding is currently available. Its purpose is to preserve and improve the District's infrastructure in a sustainable manner, to schedule major renovations and replacements at the appropriate point in each asset's service life, to prioritize competing projects so resources are used to best advantage, and to strengthen long-range financial planning. The District's current CIP is summarized in Table 5.



Table 5

Capital Improvement Projects	
Need	Estimated Costs
4 Command Vehicles	\$390,000
2 Utility Vehicles	\$66,750
Fleet Vehicle	\$112,000
Tract Vehicle	\$50,800
Type 1	\$1,250,000
Type 3	\$600,000
Water Tender	\$743,750
Air Unit	\$298,650
Defibrillators (8)	\$23,200
SCBAs (42)	\$685,125
Rescue Equipment	\$33,800
SCBA Air Compressor Replacement	\$100,000
Replace Station #84	\$13,500,000
Training Facility	\$120,000
Station #85 Renovation/Addition	\$750,000
Station #85 Mechanic Shop	\$2,500,000
Total	\$21,224,075

Source: Placer Hills Fire Protection District

The CIP is presented in this Study for completeness and transparency. Following a project-by-project review with the District, those components that expand system capacity to serve new development, the incremental (new-capacity) portion of the Station 84 replacement, the Station 85 renovation/addition, and the financing (interest) associated with the Newcastle station bond and the District's 2024 engine note, are included in the fee calculation under a system-plan approach. Components that solely replace or update existing facilities and equipment, such as straight apparatus and equipment replacements, the air compressor replacement, and the training facility, are excluded because they do not expand system capacity.

Available Revenue Sources

The District intends to commit all available developer fee funds to the projects. As of June 2026, the District had approximately \$94,906 in developer fees available to commit to facilities projects.

Total Estimated Costs

The value of the District's existing capital assets (at insured value), plus the capacity-expanding projects and related financing costs identified in the District's Capital Improvement Plan, less the balance of committed development impact fees, results in the net total estimated capital impact attributable to new development, as shown in Table 6.

Fire Impact Fee Nexus Study Fire Facilities

Table 6

Combined Total Capital Assets and Future Costs	
Type of Asset	Total Estimated Value/Costs
Current Capital Assets (insured value)	\$15,074,978
Future Capacity-Expanding Projects:	
Station 84 Replacement (new-capacity share)	\$7,803,836
Station 85 Renovation/Addition	\$750,000
Newcastle Station Bond – financing (interest)	\$1,749,228
2024 Engine Note – financing (interest)	\$17,038
Station 84 & 85 Construction Financing (interest)	\$8,050,902
Total Estimated Capital Impact	\$33,445,982
Less Development Fee Balance	\$94,906
Net Total Estimated Capital Impact	\$33,351,076

Source: Placer Hills Fire Protection District

The District is currently utilizing all available Mitigation and General Fund revenues to fund existing expenditures and will not have sufficient funds to offset the cost of future capital needs.

Section 7: Existing and Anticipated Development

Existing Development

Using ParcelQuest it was determined that there is currently 14,917,803 total square footage of building space within the District, shown in **Table 7**.

Table 7

Estimated Existing Development by Square Footage	
Occupancy Classification	2026 Existing Sq. Ft.
Residential	13,684,193
Non-Residential	1,233,610
Total	14,917,803

Anticipated Residential Development

Information provided by the District shows that there are currently several planned development projects within the District's boundaries, shown in **Table 8**. The District expects to add 194 new residential units over the next 8 years.

Table 8

Anticipated Residential Development	
Location	Residential Units
Fox Hill Ln	4
Indian Hill Rd	9
Kellogg St	18
Kellogg St	40
Longview Ln	4
Mountain View	4
Newcastle Rd	19
Placer Hills/Naturewood	20
Ridge Rd	4
Winchester V & VI	72
Total Residential Units	194

Source: Placer Hills Fire Protection District

To estimate the square footage of new residential development, the average square footage of residential units constructed within the District over the last 8 years was determined using the District's historical impact fee collections and then applied to the estimated number of units expected to be built over the next 8 years.

Fire Impact Fee Nexus Study Fire Facilities

Table 9

Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
194	3,723	722,262

Non-Residential Development

Information provided by the District shows that there are currently several planned non-residential projects within the District's boundaries, shown in **Table 10**. The District expects to add 67,605 of new non-residential square footage over the next 8 years.

Table 10

Anticipated Non-Residential Development		
Location	Description	Non-Residential Square Footage
Kellogg St	Kennels	3,000
Lake Arthur Rd	Gas/store	3,500
Chantry Hill	Gas/store/fast food	4,000
Canyon Way	Warehouse/repair	6,000
Pinewood Way	Storage units	6,000
Indian Hill Rd	Winery	6,000
Applegate Rd	Gas/store	6,900
Indian Hill Rd	Gas/store	7,500
Sugarpine	Multipurpose hall/church	8,080
Taylor Rd	Storage	16,625
Total		67,605

Source: Placer Hills Fire Protection District

As the demand for fire suppression and emergency response increases due to new construction, the capabilities and overall quality of protection services and personnel provided, degrades proportionally. The only plausible mitigation from the District's perspective is the addition of facilities, equipment, and personnel to provide existing service levels to any new construction which may occur. This is accomplished through the modernization and upgrade of existing facilities, or the construction of entirely new facilities. This will serve to support timely response and maintain adequate supplies of apparatus and equipment so that the District may maintain its current service levels while accommodating any new growth.

As residential construction continues, an inherent demand for commercial facilities may also be created. As these developments may significantly affect the District's service requirements, the District must consider these properties when planning and assessing its ability to maintain high levels of service to existing residents and as well these new properties that will be added to its service population.



Section 8: Cost Allocation and Impact Fee Calculation

System Buy-In and Deficiency Exclusion

This capacity-based fee structure utilizes a system-wide asset allocation methodology. In strict compliance with the Act, all collected fee revenues are legally restricted to system expansion and cannot be used to correct any pre-existing deficiencies. By basing the fee program entirely on the value of the existing operational inventory, this methodology mathematically ensures that new development only pays its proportional "buy-in" share to scale future capacity, while the remediation of any existing deficiencies remains the exclusive financial responsibility of the District's other revenue sources.

The Act requires that mitigation fee calculations ensure a reasonable relationship between the amount of the fee and the cost of public facilities attributable to the development on which the fee is imposed. To properly express the impact of new construction on system service quality and capabilities, this Study uses capacity-based fees by allocating system-wide facility costs to all existing and future development to ensure that the Fee charged to future development covers its proportionate fair share of the total facility costs. The cost of the District's system-wide facilities is allocated to the existing and future development in proportion to their demand for Services.

Table 11

Incident Calls	
Description	# of Calls
Residential	4,386
Non-Residential	414
Total Demand	4,800

Source: Placer Hills Fire Protection District

Impact Fee Calculation

To calculate the amount of the development impact fee necessary on a per square foot basis, for all properties within the District's boundaries, we will identify the cost to provide facilities and equipment to new construction at existing levels. To accomplish this goal, we must first identify the total square footage of structures within the District. Although the District covers a wide-ranging service area, including open land and river bottoms, the impact fee calculation only includes structures with assessable square footage.

As described in Section 7, the estimated square footage of new construction within the District is 789,867. Using ParcelQuest it was determined that there is currently 14,917,803 total square footage of building space within the District. As shown in **Table 12**, over the next 8 years the District expects to have approximately 15.7 million square feet of building space within its boundaries.



Fire Impact Fee Nexus Study Fire Facilities

Table 12

Estimated Existing and Future Development by Square Footage			
Occupancy Classification	2026 Existing Sq. Ft.	Estimated New Sq. Ft.	Total Projected Sq. Ft.
Residential	13,684,193	722,262	14,406,455
Non-Residential	1,233,610	67,605	1,301,215
Total	14,917,803	789,867	15,707,670

To calculate the amount of the development impact fee necessary on a per-square-foot basis, we first identify the net total estimated capital impact (unfunded facilities cost) of \$33,351,076, as detailed in Section 6. We then determine the proportional service demand for each occupancy classification using recent incident call response data. The total facilities cost is allocated to each category based on its respective service demand percentage. Finally, we divide the allocated cost for each category by its total projected square footage (summing to 15,707,670 square feet District-wide) to determine the base impact fee per square foot.

Table 13

Facility Cost Allocation Factor and Base Impact Fee Amount			
Description	Residential	Non-Residential	Total
2026 Existing Development (Sq. Ft.)	13,684,193	1,233,610	14,917,803
Community-Wide Demand			
Incident Responses (Jan 2023 - May 2025)	1,312	118	1,430
Incident Responses per 1,000 Sq Ft.	0.10	0.10	0.10
Direct Demand			
Incident Responses (Jan 2023 - May 2025)	4,386	414	4,800
Incident Responses per 1,000 Sq Ft.	0.32	0.34	0.32
Total Demand			
Total Incident Responses per 1,000 Sq. Ft.	0.42	0.43	0.42
Cost Allocation/Base Impact Fee Amount			
Incident Response Allocation Factor	1.00	1.04	
Total Projected Development (Sq. Ft.)	14,406,455	1,301,215	15,707,670
SFR Sq. Ft. Equivalent Service Factor	14,406,455	1,348,356	15,754,811
Incident Response Allocation (Sq. Ft. Basis)	91.44%	8.56%	100.00%
Facility Cost Allocation	\$30,496,765	\$2,854,311	\$33,351,076
Cost Per Sq. Ft./Base Impact Fee Amount	\$2.12	\$2.19	

Therefore, as shown in Table 13, the District can justify a maximum base capital fee of \$2.12 per square foot for Residential and \$2.19 per square foot for Non-Residential new construction. A 2% administrative surcharge, as described in Section 10, is applied to these base rates; the resulting total proposed fee schedule is presented in the Executive Summary.

While Table 13 establishes the maximum justified impact fee based on the mathematical allocation of unfunded facility costs, the District's Board of Directors retains the authority to adopt a final fee

schedule at an amount lower than this maximum calculated rate, should it determine that doing so is in the best interest of the community.



Section 9: Assessing the Fee

The fire impact fee is a differentiated fee applicable to new construction and structural additions that require the issuance of a building permit or approval from Placer County, organized into two occupancy classifications: Residential and Non-Residential.

For purposes of this Nexus Study, each development project's occupancy classification is determined by the Building Code occupancy classification of the structure to be constructed, as identified on the building permit, and not by the zoning or land-use designation of the underlying parcel.

Each structure is assigned to a category by its Building Code occupancy classification: all Group R occupancies as Residential; and all other occupancy groups including commercial, retail, office, industrial, and agricultural uses as Non-Residential. Detached structures accessory to a residential dwelling that are 500 square feet or less are exempt as provided in the Fee Exemptions.

Application by Square Footage

The fee is assessed on a per-square-foot basis based on the specific occupancy classification. For residential development, the fee is calculated based on the square footage of the habitable living area and covered non-habitable areas, including garages, storage areas, and covered porches and decks. For non-residential development, the fee is charged based on the covered and enclosed building space. Uncovered areas, such as open decks, patios, and pools, are excluded from the assessable square footage.

Accessory Dwelling Units (ADUs)

Consistent with California state law, Accessory Dwelling Units (ADUs) less than 750 square feet are exempt from the fire impact fee. For ADUs that are 750 square feet or larger, the fee shall be charged proportionately based on the square footage of the unit at the Residential rate.

Fee Credits for Existing Development

To comply with the Mitigation Fee Act and relevant case law, the District will only assess the fire impact fee on the net increase in square footage or the net change in the occupancy classification. A fee credit shall be given for demolished existing square footage as part of a new development project. The fee credit shall be based on the calculated fee for the demolished occupancy classification.

Specialized Development

Future large or specialized commercial, industrial, or agricultural development may require special considerations and should be judged on a project-by-project basis. Commercial and industrial development should be reevaluated during the routine review of impact fees for fire and hazardous materials response data to support the assigned fee structure. An in-lieu mitigation agreement may be utilized to adequately collect mitigation fees from development projects with unique characteristics or specialized service demands.



Project-Specific Fee Adjustments and Appeals

An applicant subject to the fire impact fee may request a project-specific review and fee adjustment if they demonstrate that the standard fee, as applied, is not roughly proportional to the project's actual impact on the District's fire system. Administrative review is available only when the applicant provides credible and verifiable evidence that the development project will generate a materially lower demand than assumed in this Nexus Study. The procedures, timelines, and appeal rights for handling these requests shall be governed by the enabling ordinance or resolution adopted by Placer County on behalf of the District.

Section 10: Implementation

If the District Board of Directors concurs with and chooses to implement the fee program as provided for in this study, the following process should be followed for fee implementation and ongoing administration.

District Board Approval

Following thorough consideration and public input, the District Board should conduct a public hearing, noticed in accordance with Government Code § 66018, adopt a resolution approving this Nexus Study and make a formal recommendation to the Placer County Board of Supervisors to adopt and implement the fire impact fee program pursuant to the County's "police powers" under Article XI, Section 7 of the California Constitution.

County Board of Supervisors' Approval

Because the District lacks the land-use authority to impose development impact fees, the Placer County Board of Supervisors must adopt the proposed fee schedule in compliance with California Government Code sections 66016 through 66018. The County will:

- Send a notice of a public hearing at least 14 days prior to the hearing to any party that has submitted a written request for such a notice.
- Make this Nexus Study and all supporting documentation available for public review at least 30 days prior to the hearing, consistent with best practices and the Mitigation Fee Act.
- Publish notice of the public hearing in a newspaper of general circulation twice, at least 10 days prior to the scheduled hearing, with a minimum of 5 days between publications. *(Note: To ensure full compliance with California Government Code § 66016.5, the Nexus Study must be made available for public review for a minimum of 30 days before the hearing, requiring coordination with the County to open the public review window 30 days prior to formal board action.)*
- Hold a public hearing to consider the adoption of the development impact fee.
- Adopt an implementing resolution or ordinance to impose the proposed fee and authorize an automatic annual inflationary adjustment.
- Begin collecting the fee no sooner than 60 days following the adoption of the ordinance or resolution.

Fee Accounting

The District must deposit all fee revenues into a separate, restricted capital facilities account to avoid any commingling of the fees with other District revenues or funds. Interest earned on the capital facilities account balance must be credited directly to the fee program fund.

Fire Impact Fee Nexus Study Fire Facilities

To ensure compliance with the Mitigation Fee Act and maintain a transparent audit trail, the District shall track and report all impact fee revenues and expenditures separately from general operational funds. Furthermore, for any capital purchases where the District intends to use impact fee revenues as a source of reimbursement (such as the acquisition of the water tender), that intent must be stated and documented in the Board of Directors' approval resolution at the time of purchase.

Administrative Fee Surcharge

To offset the costs associated with the administration of the fee program including fee collection, annual accounting, statutory reporting, and mandatory nexus study updates, a 2% administrative surcharge shall be applied to the base fire impact fee at the time of building permit issuance.

Use of the Fee

The District shall only use base impact fee revenues for capital expenditures (facilities, apparatus, and equipment) that expand the District's capacity to deliver fire services to accommodate new development. Revenue generated by the 2% administrative surcharge shall be strictly limited to funding the ongoing administration of the Fee Program, including accounting, AB 1600 / AB 602 reporting, and future nexus study updates. Use of the fee in this manner documents a reasonable relationship between new development and the use of fee revenue. The District may alter the scope of the capital expenditures or substitute new capital projects, provided the projects continue to represent an expansion of the District's capabilities. Base impact fee revenues shall not be used to fund daily operations, routine maintenance, or existing facility deficiencies.

Fee Exemptions

The following development projects are exempted from payment of the fire impact fee:

- Structures owned and occupied by a governmental agency.
- Structures that are reconstructed following damage, destruction, or voluntary demolition, provided there is no change in occupancy classification and the square footage of the reconstructed structure is no greater than the square footage of the prior structure.
- Accessory Dwelling Units (ADUs) less than 750 square feet.
- Structures determined to have no impact on the District's fire system. The Fire Chief or their designated representative may make this determination.
- Detached structures accessory to a residential dwelling including garages, shops, barns, carports, and patio covers that are 500 square feet or less. The Fire Chief or their designated representative may exempt such structures from the fire impact fee.



Inflation Adjustment

The District should adjust the fee annually to account for inflation in the cost of the capital expenditures to be funded by the fee. The adjustment should be based on the percentage change in the California Construction Cost Index, as produced by Engineering News-Record and posted by the California Department of General Services. Any inflationary adjustment must first be authorized in the enacting resolution or ordinance.

Transparency Requirements

To ensure compliance with the public disclosure provisions of the Mitigation Fee Act (Gov. Code § 65940.1), the District and the County shall maintain the following information on their official websites, updating the information within 30 days of any change:

- A current schedule of, or direct link to, the Fire Impact Fee.
- The current and any previous Nexus Studies conducted after January 1, 2018.
- The current and five previous Annual Reports regarding the fee program.

Nexus Study Updates

To comply with the Mitigation Fee Act (Gov. Code § 66016.5), this Nexus Study and the associated fee program must be reviewed and updated at least once every eight years.

Fee Refunds for Incomplete Projects

If all necessary funds have been collected to construct a public improvement but the improvement remains incomplete, the District, within 180 days of determining that sufficient funds have been collected, shall identify an approximate date by which construction will commence. If such identification is not made, the District shall refund to the then-current record owner of the development project, on a prorated basis, the unexpended portion of the fee and any accrued interest, provided that the administrative costs of the refund do not exceed the amount to be refunded.

Reporting Requirements

The District must comply with the annual and five-year reporting requirements of Government Code section 66000 et seq.:

Annual Report

An Annual Report shall be made available to the public within 180 days of each fiscal year end. The report shall contain the following information:

- A brief description of the type of fee held in the fund;
- The amount of the fee;



Fire Impact Fee Nexus Study Fire Facilities

- The beginning and ending balance of the fund, the fee amount collected, and interest earned;
- An identification of each public improvement on which the fee was expended, the amount of expenditures for each improvement, and the total percentage of cost funded by the fee;
- If the District determines that sufficient funds have been collected to complete an incomplete public improvement, an identification of the approximate date by which construction of the facility will commence;
- A description of each inter-fund transfer or loan made from the fund, including the public improvement on which the transferred or loaned fee will be expended, the repayment date of any loan, and the interest rate the fund will receive;
- The amount of money refunded pursuant to Gov't Code § 66001;
- An identification of each public improvement previously identified in an Annual Report as having sufficient funds to complete construction, and whether construction began by the approximate date noted (required by AB 516);
- If construction did not commence by the previously identified date, the reason for the delay and a revised approximate commencement date (required by AB 516); and
- The number of persons or entities identified to receive refunds (required by AB 516).

The District must review the Annual Report at the next regularly scheduled public meeting, but no less than 15 days after it was made available to the public. Notice of the time and place of the meeting, including the address where the Annual Report may be reviewed, shall be mailed at least 15 days prior to the meeting to any party who has filed a written request for mailed notice. Written requests for mailed notice are valid for one year from the date filed unless renewed by April 1 of each year.

Five-Year Findings Report

In the fifth fiscal year following the first receipt of any fee proceeds, and every five years thereafter, the District and the County must comply with Gov't Code § 66001(d)(1) by making the following findings with respect to the unexpended portion of the fund, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate fund.

These findings are to be made in conjunction with the Annual Report for the same fiscal year. The District must refund the unspent or uncommitted fee revenue for which a need cannot be demonstrated, unless the administrative costs of doing so exceed the amount to be refunded.

Reporting Requirements and County Submission Practice

The District complies with the annual and periodic reporting requirements of the Mitigation Fee Act (Government Code § 66000 et seq.) through the reporting format accepted by the County of Placer. Rather than a fixed form, the District submits and the County reviews the reporting package the County has accepted through several years of practice.

For each reporting cycle, the District provides to the County: (1) its Capital Improvement Plan; (2) this Nexus Study, and any subsequent update; and (3) an annual mitigation account report. The annual mitigation account report presents the fund's one-year actual revenues and expenditures, the one-year budget, and a five-year projection, consistent with the accounting and findings requirements of the Government Code § 66000-series (including §§ 66001 and 66006). These submissions are made pursuant to the County's development-fee provisions (Placer County Code § 15.36.010) and are reviewed by County staff and County counsel for consistency with the Mitigation Fee Act, including the rough-proportionality requirements of AB 602.

The District maintains this reporting in a form the County has accepted rather than a prescribed template, so that it can continue to meet the County's requirements as those requirements evolve without amending this Study.





COMMISSIONERS

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(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
Chair
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Susan Rohan
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Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

Electronic Transmittal

September 29, 2026

**TO: Independent Special Districts of Placer County, Presiding Officer
c/o District Clerk**

FROM: Jason Fried, Executive Officer

**SUBJECT: Call for Nominations: Special District Appointment to
Placer LAFCo**

Dear Presiding Officer,

The term of office for one of the alternate Special District Representatives on the Placer County Local Agency Formation Commission (LAFCo), currently held by Commissioner Scott Wilson, is becoming open due to his resignation effective October 1, 2026. Pursuant to Government Code §56332, the Independent Special District Selection Committee serves as the appointing authority to select a representative for the remaining portion of the four-year term, which will run through May 2028.

You are hereby invited to submit a nomination for this seat. The presiding officer (Board Chair/President) of each independent special district may nominate any director currently serving on an independent special district board within Placer County. Formal board action to nominate a candidate is not required under the statute, but districts may choose to confirm nominations through board minutes if desired.

About Placer LAFCo

Regular Commission meetings are typically held on the second Wednesday of each month at 4:00 PM in the Placer County Board of Supervisors' Chambers, located at 175 Fulweiler Avenue, Auburn, CA. Additional information about Placer LAFCo is available at:

<https://www.placerlafcocga.gov>. While the Commission currently meets monthly at our November meeting they will be discussing moving to an ever other month schedule for calendar year 2027.

Election of Special District Representative to Placer LAFCo Call for Nominations: Special District Member

Nomination Guidelines and Requirements:

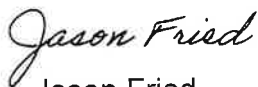
1. **Authorized Signature:** The nomination form must be signed by the district's presiding officer, or the presiding officer's alternate as designated by the governing body. While a formal board action to nominate a candidate is not required under the statute, the signature of the presiding officer or alternate is mandatory.
2. **Designation of Alternate:** If an alternate has been designated by the governing body, please include a copy of the official meeting minutes or minute order documenting this designation.
3. **Statement of Qualifications:** Each nomination may submit a one-page "Statement of Qualifications" for the nominee. This statement will be distributed to all districts during the voting period.
4. **Submission Deadline:** The nomination period begins on **Tuesday, September 29, 2026**, and will close on **Tuesday, November 2, 2026, at 4:00 PM**.

Next Steps: Once the nomination period concludes, LAFCo staff will review all nominations for completeness and eligibility. If only one valid nomination is received, that nominee will be deemed appointed. If more than one nomination is received, a mail-ballot election will be conducted. A ballot package—including the statements of qualifications and voting instructions—will be emailed to all 36 independent special districts.

Please submit the completed nomination form and the one-page statement of qualifications via email to laftco@placer.ca.gov no later than **4:00 PM on Tuesday, November 2, 2026**.

Thank you for your commitment to ensuring that independent special districts remain effectively represented on the Commission. Should you have any questions, please contact our office at (530) 889-4097.

Sincerely,



Jason Fried

Executive Officer

Placer LAFCo

Attachments

1. Nominee Form
2. Election Timeline



Placer County Independent Special District Selection Committee Nomination Form

POSITION: Alternate Member Term May 2024-May 2028 (filling remaining portion)

Please use this form to nominate a director from a Placer County Independent Special District board to run for the alternate member seat on the LAFCo Commission.

NOMINEE INFORMATION

Name of Nominee: _____

Position of Nominee: _____

Nominee's District: _____

NOMINATING DISTRICT AUTHORIZATION

Name of Nominating District: _____

Printed Name of Presiding Officer: _____

Signature of Presiding Officer: _____

(Signature Required)¹

ATTACHMENTS

- ☐ Meeting Minutes (Optional)
- ☐ One Page Statement of Qualifications (Optional)

SUBMISSION: Please email the completed form and any attachments to laftco@placer.ca.gov no later than Tuesday November 2, 2026 at 4:00 PM.

¹ The nominating district's presiding officer must sign this form unless the district's board has designated an alternate to nominate a director on behalf of the district. If this form is signed by a designated alternate, please include the district's meeting minutes or minute order evidencing the delegation of authority.

Updated 2026 Election Timeline

- **September 29, 2026 (Tuesday): Send Call for Nominations**
 - LAFCo sends the official call for nominations and forms to the presiding officers of all independent special districts.
- **November 2, 2026 (Tuesday) by 4:00 PM: Nomination Deadline**
 - This provides districts with **35 days** to identify candidates and for presiding officers to sign and return the forms.
- **November 6, 2026 (Friday): Ballots and Qualifications Sent to Districts**
 - LAFCo staff prepares the nominee list and emails ballots, statements of qualifications, and voting instructions to each district.
- **December 18, 2026 (Friday) by 3:00 PM: Ballot Return Deadline**
 - This provides districts with **42 days** to review candidate qualifications at a board meeting and return their signed ballots.
- **December 18, 2026 (Friday) at 3:15 PM: Counting and Verification**
 - Election held at LAFCo office, 110 Maple Street, Auburn, CA
 - LAFCo staff tallies the votes and verifies that a quorum of districts participated.
 - A results letter is sent to all districts with the election information.
- **Onboarding**
 - The new Commissioner is contacted and an appointment set to receive the LAFCo binder, required forms, and onboarding.
- **First LAFCo Meeting**
 - The winning candidate is officially seated to begin their term with first meeting being the first meeting in 2027.