



SPRINGLAKE FIRE PROTECTION DISTRICT
1000 Lincoln Avenue
Woodland, CA 95695
(530) 661-5860

MEETING AGENDA

Date: Tuesday, April 29, 2025
Time: 2:00 pm
Location: Police & Fire Headquarters
1000 Lincoln Avenue
Woodland, CA 95695

Fire Commission
Wes Arvin, Chair
L. Celeste Santoni, Vice-Chair
Carolyn Bunfill
Brooke Herrgessell
Patrick Raber

AGENDA

- I. Call to Order**
- II. Approval of Minutes – January 28, 2025**
- III. Public Comments**
- IV. Public Hearings**
2025 Weed Abatement
- V. Approve Payments of Bills and Budget Requests**
 - A. Approval of Payment to the City of Woodland for Administrative Services – FY25 3rd quarter (\$3000)
 - B. Approval of Payment to the City of Woodland for Public Notices (\$286.18)
 - C. Approval of Payment to the City of Woodland for Website Hosting Annual Subscription and Domain Renewal (\$218.95)
 - D. Approval of Payment to the City of Woodland for Fire Suppression Services – Second Payment for FY24-25 (\$158,587.70)
 - E. Approval of Payment to the City of Davis for Fire Suppression Services – Second Payment for FY24-25 (\$122,396.36)
- VI. Regular Calendar**
- VII. Correspondence and Information**
 - A. Discussion/ Approval -Resolution Initiating Proceedings for the Springlake Fire Protection District Prop 218 Assessment – Intent to Levy, Preliminary Approval of Engineer's Report, and Notice of Hearing and Ballot Mailing
 - B. 2024 Government Compensation in California Report
 - C. Monthly Trial Balance Reports: January-March 2025.
- VIII. Set Date for Next Meeting**

IX. Adjournment

I hereby certify that this Meeting Notice and Agenda for the Springlake Fire Protection District Fire Commission scheduled for **Tuesday, April 29, 2025** at 2:00 p.m. in the City of Woodland Police & Fire Headquarters, 1000 Lincoln Avenue, Woodland, CA, was posted by April 26, 2025 outside City Hall (300 First Street) in accordance with the provisions of the Brown Act for Public Notice requirements.

Nallely Castro, Clerk
Springlake Fire Protection District Fire Commission



SPRINGLAKE FIRE PROTECTION DISTRICT
1000 Lincoln Avenue
Woodland, CA 95695
(530) 661-5860

FIRE COMMISSION MEETING MINUTES
Tuesday, January 28, 2024
Police & Fire Headquarters, 1000 Lincoln Avenue, Woodland

PRESENT: Commissioners Wes Arvin, Carolyn Bunfill, and Celeste Santoni,
Brooke Herrgesell
Chief Eric Zane- Woodland Fire Department
Board Clerk Nallely Castro, Woodland Fire Department
Chief Joseph Tenney- Davis Fire Department
Jeanette Hynson- SCIconulting Group

MEETING AGENDA

Date: Tuesday, January 28, 2025
Time: 2:00 PM
Location: Woodland Police & Fire Headquarters
1000 Lincoln Avenue
Woodland, CA 95695

AGENDA

I. Call to Order- The January 28, 2025, Springlake Fire Protection District Governing Board meeting was called to order at 2:02 pm by Chair Arvin.

II. Approval of Minutes: October 23, 2024, Amended

On a motion by Commissioner Arvin, seconded by Commissioner Herrgesell, and carried unanimously on a 3-0 vote, the Board approved October 28, 2024, minutes as amended.

III. Public Comments

IV. Public Hearings
None

V. Approve Payments of Bills and Budget Requests

- A. On motion by Commissioner Bunfill, seconded by Commissioner Santoni, and carried unanimously on a 3-0 roll call vote, the Board approved the payment to the City of Woodland for Administrative Services – 2nd quarter FY25 (\$3000).
- B. On motion by Commissioner Santoni, seconded by Commissioner Herrgesell, and carried unanimously on a 3-0 roll call vote, the Board approved the payment to the City of Woodland for Fire Suppression Services – First payment for FY24-25 (\$182,447.61).
- C. On motion by Commissioner Santoni, seconded by Commissioner Herrgesell, and carried unanimously on a 3-0 roll call vote, the Board approved the payment to the City of Davis for Fire Suppression Services – First Payment for FY24-25 (\$144,010.82).

VI. Regular Calendar

- A. On motion by Commissioner Santoni, seconded by Commissioner Herrgesell, and carried unanimously on a 3-0 roll call vote the Board voted to do the following:
 - i. Adopt the 2023 Weed Management Program: Resolution 2023-01
 - ii. Authorize the Fire Chiefs of Woodland and Davis or their representatives to act as “Superintendent(s)” in abatement of nuisances in their District service area.
 - iii. Set Thursday, April 29, 2025, at 2:00 pm, as the public hearing date to permit property owners to voice objections.
 - iv. Direct the Board Clerk to mail notices to property owners in Davis and Woodland at least 14 days prior to the date of the public hearing
- B. 218 Assessment Presentation-Jeanette Hynson-Received drafted timeline, explained special benefit, fire risk factors, SFE= Fire risk factors* replacement cost factors, travel time factors. Tenney and Zane will sit to assess the needs, needs will be reviewed by ad-hoc meeting before 218 assessment ballots are sent. Jeanette will check with the county if an informational mailer can be done.

VII. Correspondence and Information

- A. Monthly Trial Balance Reports June 2024-December 2024- Information Only.

VIII. Set Date for Next Meeting

The next meeting is scheduled for Tuesday, April 29, 2025, at 2:00 PM

I. Adjournment

The January 28, 2025, Springlake Fire Protection District Governing Board meeting was adjourned by Chair Arvin at 3:13 PM.

30-60-90 Day Agenda

Nallely Castro, Clerk
Springlake Fire Protection District Governing Board

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

**AGENDA ITEM
V.A**

DATE: April 29, 2025

SUBJECT: Approval of Payment to the City of Woodland for Administrative Services for the 3rd quarter of Fiscal Year 2024-25.

PREPARED BY: Nallely Castro, Board Clerk

RECOMMENDED ACTION:

That the Springlake Fire Protection District Fire Commission approve payment to the City of Woodland Fire Department for the 3rd quarter in Fiscal Year 2024-25 for Administrative Services in the amount of \$3,000.

BACKGROUND INFORMATION:

On June 28, 2023, the Fire Commission approved the District's budget for Fiscal Year 2024-25. The final budget includes an expenditure of \$3,000 per quarter for administrative services provided by the City of Woodland Fire Department. Administrative supplies and services include developing agenda items, preparing the agenda packets for distribution, postage, attending meetings with the County on behalf of the District, and preparing and administering the budget.

This claim is for administrative services provided by City of Woodland Fire Department during the third quarter of this budget year.

Respectfully yours,

Eric Zane
Fire Chief

Attachment



County of Yolo

www.yolocounty.org

CHAD RINDE, CPA
Chief Financial Officer

TOM HAYNES
Assistant Chief Financial Officer

YOLO COUNTY CLAIM FORM

DATE: 4/29/2025

COUNTY DEPARTMENT OR DISTRICT SUBMITTING CLAIM: Springlake Fire Protection District

ACCOUNTING UNIT	ACCOUNT	ACTIVITY NUMBER	ACCOUNT CATEGORY
1000-8051-2758-237000	510275		

VENDOR NUMBER

CONTRACT NUMBER

TOTAL EXPENSE
AMOUNT \$ 3,000.00

NAME AND ADDRESS OF
VENDOR

PLEASE CHECK IF THIS IS AN ADDRESS CHANGE

City of Woodland
Fire Department
1000 Lincoln Ave
Woodland, CA 95695

I hereby certify that the articles or services described by the invoice attached were necessary for use by the department.

DEPARTMENT HEAD
SIGNATURE

BY: DESIGNATED AUTHORIZED
SIGNATURE ON FILE

(DATE) 4/29/25

I hereby certify that the articles of service described by the invoice attached have been delivered or performed and that no prior claim has been presented for said articles or service.

4/29/2025

SIGNATURE OF CLAIMANT

(DATE)

If vendor is not in the accounting system, please have them complete the new vendor registration form.

Attach Original invoice and add remarks below.

Payment for administrative services provided by the Woodland Fire Department to the Springlake Fire Protection District for the 3rd quarter for Fiscal Year 2024-25.

FISCAL RESPONSIBILITY & SUSTAINABILITY

Updated 10-10-2019

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

AGENDA ITEM IV

DATE: April 29, 2025
SUBJECT: 2025 Weed Abatement Public Hearing
PREPARED BY: Nallely Castro, Board Clerk

RECOMMENDED ACTION:

That the Springlake Fire Protection District Fire Commission:

1. Open the public hearing to permit property owners to voice objections to the proposed removal of weeds, rubbish, refuse, and dirt; and
2. Authorize the Woodland and Davis Fire Departments to cause the abatement of weeds and direct the Fire Chiefs to keep an accounting of the cost of said abatement.

BACKGROUND INFORMATION:

On January 28, 2025, the Springlake Fire Protection District Fire Commission, declaring the weeds growing on certain parcels within the District to be a public nuisance, initiated abatement proceedings, set April 29, 2025, as a public hearing to allow property owners to voice objections to the 2025 Weed Abatement Program, and the Davis and Woodland Fire Departments to mail notices to all identified property owners advising them of the public hearing. The process is documented in the attached resolution.

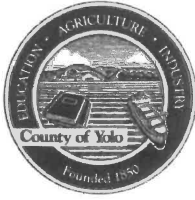
After the hearing date was set by the Fire Commission, letters were mailed to all of the owners of record according to the last equalized assessment roll available in the Yolo County Assessor's Office. The letters outlined the responsibility of the property owners for maintaining their property and informed them of the Public Hearing scheduled on April 29, 2025, to hear all objections to the proposed removal of weeds, rubbish, refuse and dirt. Notices of Public Hearing were published in *The Daily Democrat* and *The Davis Enterprise* on April 20, 2025 and April 27, 2025 and the information was published on the District's website.

If, after the Public Hearing, the Fire Commission upholds the demand for weed abatement, it would be appropriate to authorize the Fire Chiefs of Woodland and Davis to cause the weeds to be abated.

Respectfully yours,

Eric Zane
Fire Chief

Attachment



County of Yolo

www.yolocounty.org

TOM HAYNES
Chief Financial Officer

EVIS MORALES
Deputy Chief Financial Officer

YOLO COUNTY CLAIM FORM

DATE:

04/29/25

COUNTY DEPARTMENT OR DISTRICT SUBMITTING CLAIM:

Springlake Fire Protection District

ACCOUNTING UNIT	ACCOUNT	ACTIVITY NUMBER	ACCOUNT CATEGORY
1000-8051-2758-23700	510160		

VENDOR NUMBER

CONTRACT NUMBER

TOTAL EXPENSE

AMOUNT \$ 286.18

NAME AND ADDRESS OF
VENDOR

PLEASE CHECK IF THIS IS AN ADDRESS CHANGE

City Of Woodland
1000 Lincoln Ave
Woodland, Ca 95695

I hereby certify that the articles or services described by the invoice
attached were necessary for use by the department.

DEPARTMENT HEAD
SIGNATURE

BY: DESIGNATED AUTHORIZED
SIGNATURE ON FILE

(DATE) 04/29/25

I hereby certify that the articles of service described by the invoice attached have been delivered or performed and that no prior claim has been presented for said articles or service.

04/29/25

SIGNATURE OF CLAIMANT

(DATE)

If vendor is not in the accounting system, please have them complete the new vendor registration form.

Attach Original invoice and add remarks below.

Reimbursement for public hearing notices posted in the Davis Enterprise and the Woodland Daily Democrat on 04/20/25 and 04/27/25 as required for the Weed Abatement Public Hearing.

FISCAL RESPONSIBILITY & SUSTAINABILITY

Updated 10-10-2019

Advertising Payment Receipt

Bay Area News Group • AdTaxi • Digital First Media

*The Mercury News • Daily News • Silicon Valley Community Newspapers
East Bay Times • East Bay Community Newspapers • Hills Newspapers
Oakland Tribune • The Daily Review • The Argus*

*Milpitas Post • Berryessa Sun
Marin Independent Journal*

Northern California Community Newspapers

*Monterey County Herald • Santa Cruz Sentinel • La Ganga Especial
Vacaville Reporter • Vallejo Times-Herald • Woodland Daily Democrat
Lake County Record-Bee • Penny Saver • The Ukiah Daily Journal • Hometown Shopper
Chico Enterprise-Record • Oroville Mercury-Register • Paradise Post • Red Bluff Daily News
The Willits News • Fort Bragg Advocate-News • The Mendocino Beacon
Eureka Times-Standard • Tri-City Weekly • Redwood Times*

Account Number: **3708947**

Customer: **SPRINGLAKE FIRE PROTECTION DIST**
ATTN: NALLELY CASTRO
1000 LINCOLN AVENUE
WOODLAND, CA 95695

Phone: **530-661-5875**

Transaction Date: **3/27/2025**

Transaction Type: **Payment**

Payment Amount: **106.18**

Payment Method: **Credit Card**

Credit Card Number: *******8027**

Expiration Date: **10/28/2028**

Reference Number: **055996**

Charge to: **North CNP**

Order Number: **0006887759**

Credit to Transaction Number: **P1155086**

Invoice Text:

Invoice Notes:

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

Date printed: Thursday, March 27, 2025

3561971

C:\Program Files\NEWSCYCLE Solutions\AdBase Services\AddressWebServices\B558262f-d638-4403-9764-17c6bb4024e2_BANing Payment Receipt.rpt r:BP331-04\0716

Advertising Order Confirmation

03/27/25 12:04:36PM
Page 1

<u>Ad Order Number</u> 0006887759	<u>Customer</u> SPRINGLAKE FIRE PROTECTION DIST	<u>Payer Customer</u> SPRINGLAKE FIRE PROTECTION DIST	<u>PO Number</u> 2025 Weed Abatement Program
<u>Sales Representative</u> Melanie Immer	<u>Customer Account</u> 3708947	<u>Payer Account</u> 3708947	<u>Ordered By</u> Nallely Castro
<u>Order Taker</u> Melanie Immer	<u>Customer Address</u> ATTN: NALLELY CASTRO 1000 LINCOLN AVENUE WOODLAND, CA 95695	<u>Payer Address</u> ATTN: NALLELY CASTRO 1000 LINCOLN AVENUE WOODLAND, CA 95695	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 530-661-5875	<u>Payer Phone</u> 530-661-5875	<u>Customer Email</u> Nallely.Castro@cityofwoodland.gov
<u>Current Queue</u> Ready	<u>Invoice Text</u> 2025 Weed Abatement Program		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Promo Type</u>
		<u>Materials</u>	<u>Special Pricing</u>

Advertising Order Confirmation

03/27/25 12:04:36PM
Page 2

Ad Number
0006887759-01

Ad Size
1 X 81 Li

External Ad Number

Color

Production Color

Ad Attributes

Production Method
AdBooker

Production Notes

**Springlake Fire
Protection District**

Pick Up

Ad Type
Legal Liner

Released for Publication

**Notice of Public
Hearing**

Be advised that the
Springlake Fire Pro-
tection District Gov-
erning Board will
hold a public hear-
ing on the **2025
Weed Abatement
Program.**

All property owners
having any objec-
tions to the pro-
posed removal of
weeds, rubbish, re-
fuse, and dirt are
hereby notified to
attend a meeting of
the Governing Board
of the Springlake
Fire Protection Dis-
trict to be held on
**Tuesday, April 29,
2025 at 2:00 pm** at
the City of Wood-
land Police & Fire
Headquarters at
1000 Lincoln Avenue,
Woodland, Califor-
nia, where their ob-
jections will be
heard and given due
consideration.

Nallely Castro,
Board Clerk
Springlake Fire
Protection District
City of Woodland
Fire Department
1000 Lincoln Avenue
Woodland, CA 95695
(530) 661-5875

Run Dates 04/20/25,
04/27/25

Product
Woodland Daily Democrat

Requested Placement
Legals CLS NC

Requested Position
Notice of Hearing NC -
1076~

Run Dates
04/20/25, 04/27/25

Inserts
2

Advertising Order Confirmation

Order Charges:	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
	106.18	0.00	106.18	0.00	\$106.18

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

Payment Receipt

DAVIS ENTERPRISE

1

PO BOX 47
FAIRFIELD, CA 94533

Phone: Phone: 707-427-6980 or 707-425-4646

Fax: Fax: 707-427-6942

URL: www.davisenterprise.com

Jeran Scruggs
* Springlake Fire Protection District
1000 Lincoln Ave
Woodland, CA 95695

Acct #: 00007991
Phone: (530)661-5875
Date: 04/02/2025
Trans #: Unposted

Description

Payment Reference

cc Credit Card

PrePymnt Ad#80305 04/24/2025

Credit Card # \$-180.00

Total

-180.00

**Springlake Fire Protection District
Notice of Public Hearing**

Be advised that the Springlake Fire Protection District Governing Board will hold a public hearing on the **2025 Weed Abatement Program**.

All property owners having any objections to the proposed removal of weeds, rubbish, refuse, and dirt are hereby notified to attend a meeting of the Governing Board of the Springlake Fire Protection District to be held on **Tuesday, April 29, 2025 at 2:00 pm** at the City of Woodland Police & Fire Headquarters at 1000 Lincoln Avenue, Woodland, California, where their objections will be heard and given due consideration.

Nallely Castro, Board Clerk
Springlake Fire Protection District
City of Woodland Fire Department
1000 Lincoln Avenue
Woodland, CA 95695
(530) 661-5875
4/20/25, 4/27/25 #80305

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

**AGENDA ITEM
V.C**

DATE: April 29, 2025

SUBJECT: Approval of Payment to the City of Woodland for Website Hosting Subscription and Domain Renewal (\$218.95)

PREPARED BY: Nallely Castro, Board Clerk

RECOMMENDED ACTION:

That the Springlake Fire Protection District Fire Commission approve payment in the amount of \$218.95 to the City of Woodland for the District's website hosting annual subscription and domain renewal.

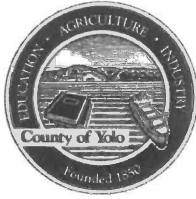
BACKGROUND INFORMATION:

At the February 2019 Springlake Fire Protection District Board meeting, the Board voted to use wix.com as the District's website hosting service and directed the Board Clerk to purchase an annual subscription to this service. This subscription includes the cost of the domain name and is valid for one year (Feb 6, 2025-Feb 6, 2026). This payment is for the renewal of the website hosting subscription (\$204.00) and the domain name (\$14.95) for a total of \$218.95.

Respectfully yours,

Eric Zane
Fire Chief

Attachment



County of Yolo

www.yolocounty.org

CHAD RINDE, CPA
Chief Financial Officer

TOM HAYNES
Assistant Chief Financial Officer

YOLO COUNTY CLAIM FORM

DATE: 4/29/2025

COUNTY DEPARTMENT OR DISTRICT SUBMITTING CLAIM:

Springlake Fire Protection District

ACCOUNTING UNIT	ACCOUNT	ACTIVITY NUMBER	ACCOUNT CATEGORY
1000-851-2758-237000	510252		

VENDOR NUMBER

CONTRACT NUMBER

TOTAL EXPENSE
AMOUNT \$ 218.95

NAME AND ADDRESS OF
VENDOR

PLEASE CHECK IF THIS IS AN ADDRESS CHANGE

City of Woodland
Fire Department
1000 Lincoln Ave
Woodland, CA 95695

I hereby certify that the articles or services described by the invoice attached were necessary for use by the department.

DEPARTMENT HEAD
SIGNATURE

BY: DESIGNATED AUTHORIZED
SIGNATURE ON FILE

(DATE) 4/29/25

I hereby certify that the articles of service described by the invoice attached have been delivered or performed and that no prior claim has been presented for said articles or service.

4/29/2025

SIGNATURE OF CLAIMANT

(DATE)

If vendor is not in the accounting system, please have them complete the new vendor registration form.

Attach Original invoice and add remarks below.

Reimbursement for website hosting annual subscription at wix.com and domain renewal fee.

FISCAL RESPONSIBILITY & SUSTAINABILITY

Updated 10-10-2019



Wix.com LTD
Yunitsman 5 Tel Aviv
Israel

Issued to:
Nallely Castro
1000 Lincoln Ave Woodland
95695
California United States
City of Woodland

Invoice #1155488885 | Jan 7, 2025 | Paid

Description	Site	Billing Period	Quantity	Amount
Domain springlakefpd.org	Springlake FPD	Yearly Feb 6, 2025 - Feb 6, 2026	1	\$14.95

Payment Method: Visa **8027**

Subtotal \$14.95

Total \$14.95



Wix.com LTD
Yunitsman 5 Tel Aviv
Israel

Issued to:
Nallely Castro
1000 Lincoln Ave Woodland
95695
California United States
City of Woodland

Invoice #1158490519 | Jan 23, 2025 | Paid

Description	Site	Billing Period	Quantity	Amount
Premium plan Light	Springlake FPD	Yearly Feb 6, 2025 - Feb 6, 2026	1	\$204.00

Payment Method: Visa **8027**

Subtotal \$204.00

Total \$204.00



County of Yolo

www.yolocounty.org

TOM HAYNES
Chief Financial Officer

EVIS MORALES
Deputy Chief Financial Officer

YOLO COUNTY CLAIM FORM

DATE:

4/29/25

COUNTY DEPARTMENT OR DISTRICT SUBMITTING CLAIM:

Springlake Fire Protection District

ACCOUNTING UNIT	ACCOUNT	ACTIVITY NUMBER	ACCOUNT CATEGORY
1000-8051-2758-23700	526220		

VENDOR NUMBER

13253

CONTRACT NUMBER

TOTAL EXPENSE AMOUNT \$ 158,587.70

NAME AND ADDRESS OF VENDOR

PLEASE CHECK IF THIS IS AN ADDRESS CHANGE

City of Woodland
1000 Lincoln Ave
Woodland, Ca 95695

I hereby certify that the articles or services described by the invoice attached were necessary for use by the department.

DEPARTMENT HEAD
SIGNATURE

BY: DESIGNATED AUTHORIZED
SIGNATURE ON FILE

(DATE) 4/29/25

I hereby certify that the articles of service described by the invoice attached have been delivered or performed and that no prior claim has been presented for said articles or service.

4/29/2025

SIGNATURE OF CLAIMANT

(DATE)

If vendor is not in the accounting system, please have them complete the new vendor registration form.

Attach Original invoice and add remarks below.

Under the terms of the Agreement between the Springlake Fire District and the cities of Woodland and Davis effective July 1 2004, all monies are to be disbursed to the cities. This claim is for funds due to the City of Woodland. This is the second distribution for the Fiscal Year 2024-2025.

FISCAL RESPONSIBILITY & SUSTAINABILITY

Updated 10-10-2019



County of Yolo

www.yolocounty.org

TOM HAYNES
Chief Financial Officer

EVIS MORALES
Deputy Chief Financial Officer

YOLO COUNTY CLAIM FORM

DATE: 04/29/2025

COUNTY DEPARTMENT OR DISTRICT SUBMITTING CLAIM:

Springlake Fire Protection District

ACCOUNTING UNIT	ACCOUNT	ACTIVITY NUMBER	ACCOUNT CATEGORY
1000-8051-2758-23700	526220		

VENDOR NUMBER

CONTRACT NUMBER

TOTAL EXPENSE

AMOUNT \$ 122,396.36

NAME AND ADDRESS OF
VENDOR

PLEASE CHECK IF THIS IS AN ADDRESS CHANGE:

City of Davis
Fire Department
530 Fifth Street
Davis, Ca 95616

I hereby certify that the articles or services described by the invoice
attached were necessary for use by the department.

DEPARTMENT HEAD
SIGNATURE

BY: DESIGNATED AUTHORIZED
SIGNATURE ON FILE

(DATE) 4/29/25

I hereby certify that the articles of service described by the invoice attached have been delivered or performed and that no prior claim has been presented for said articles or service.

04/29/25

SIGNATURE OF CLAIMANT

(DATE)

If vendor is not in the accounting system, please have them complete the new vendor registration form.

Attach Original invoice and add remarks below.

Under the terms of the Agreement between the Springlake Fire District and the cities of Woodland and Davis effective July 1 2004, all monies are to be disbursed to the cities. This claim is for funds due to the City of Davis. This is the second distribution for the Fiscal Year 2024-2025.

FISCAL RESPONSIBILITY & SUSTAINABILITY

Updated 10-10-2019

8051 SPRINGLAKE FIRE PROTECTION DISTRICT
PROPERTY TAX/ASSESSMENT DISTRIBUTION WORKSHEET
2024-2025 FISCAL YEAR PROPERTY TAX DISTRIBUTION

Updated as of 4/17/25

		Rev. (Exp.) Per Infor	Other Adjustment	Tax Receivable Infor	Available For Distribution	526220 Woodland	526200 Davis	Total	Proof
<u>Property taxes:</u>									
400100	Current secured	524,483.56		(26,119.59)	498,363.97	276,841.19	221,522.78	498,363.97	0.00
400101	Current unsecured	84,369.97			84,369.97	46,867.52	37,502.45	84,369.97	0.00
400111	Prior unsecured	906.16			906.16	503.37	402.79	906.16	0.00
400120	Supplemental	3,871.28		(3,652.32)	218.96	121.63	97.33	218.96	0.00
410050	State-Highway property rental				0.00	0.00	0.00	0.00	0.00
410250	Homeowners property tax relief	538.73			538.73	299.26	239.47	538.73	0.00
		614,169.70	0.00	(29,771.91)	584,397.79	324,632.97	259,764.82	584,397.79	0.00
<u>Special Assessment:</u>									
440003	Special assessment	70,134.79		(2,418.44)	67,716.35	41,496.58	26,219.77	67,716.35	0.00
		684,304.49		(32,190.35)	652,114.14	366,129.55	285,984.59	652,114.14	0.00
<u>Interest:</u>									
403100	Interest	2,100.41			2,100.41	1,179.28	921.13	2,100.41	0.00
403199	GASB 31 FMV Adjustment	3,662.00	(3,662.00)		0.00	0.00	0.00	0.00	0.00
		690,066.90	(3,662.00)	(32,190.35)	654,214.55	367,308.83	286,905.72	654,214.55	0.00
		526040	Less: UCD Share	0.00	0.00	0.00	0.00	0.00	0.00
<u>Administrative expenditures:</u>									
Less administrative expenditures to date		(7,426.00)			(7,426.00)	(4,125.14)	(3,300.86)	(7,426.00)	0.00
Less est. remaining administrative budget holdback		0.00	(8,184.00)		(8,184.00)	(4,546.21)	(3,637.79)	(8,184.00)	0.00
Total projected Admin. Expenses					(15,610.00)	(8,671.35)	(6,938.65)	(15,610.00)	
Amount to distribute		682,640.90	(11,846.00)	(32,190.35)	638,604.55	358,637.48	279,967.07	638,604.55	0.00
526200/526220	Paid to date- CY 1st Dist	0.00			(357,620.49)	(200,049.78)	(157,570.71)	(357,620.49)	0.00
526200/526220	Paid to date- CY 2nd Dist	0.00			0.00				0.00
Amount Due to Cities		690,066.90			280,984.06	158,587.70	122,396.36	280,984.06	0.00
<u>FY 2024-25 Distribution shares:</u>									
Woodland-Property tax						55.53%			
Davis-Property tax						44.45%			
Woodland-Special assessment						61.28%			
Davis-Special assessment						38.72%			
						100.00%			

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

AGENDA ITEM VII.A

DATE: April 29, 2025

SUBJECT: Discussion/ Approval -Resolution Initiating Proceedings for the Springlake Fire Protection District Prop 218 Assessment – Intent to Levy, Preliminary Approval of Engineer's Report, and Notice of Hearing and Ballot Mailing

PREPARED BY: Nallely Castro, Board Clerk

RECOMMENDED ACTION:
Informational only. No action required.

BACKGROUND INFORMATION:

This resolution initiates the proceedings for the proposed Fire Protection and Emergency Response Services Assessment within the Springlake Fire Protection District. It declares the District's intention to levy annual assessments, preliminarily approves the Engineer's Report, and outlines the process for conducting a public hearing and mailing assessment ballots, in accordance with the requirements of Proposition 218.

This action is undertaken with careful consideration of the long-term needs and financial sustainability of fire protection and emergency response services within the District. It is particularly focused on addressing the increasing service demands of the City of Woodland and the City of Davis, both of which fall within the District's service area. The proposed assessment includes a single-family equivalent rate of \$149.98, calculated to equitably and proportionally support enhanced services and the acquisition and maintenance of essential emergency response equipment.
Respectfully yours,

Eric Zane
Fire Chief

Attachments

20BEFORE THE BOARD OF COMMISSIONERS
OF THE SPRINGLAKE FIRE PROTECTION DISTRICT

RESOLUTION NO. 2025-02

A RESOLUTION INITIATING PROCEEDINGS,
PROVIDING INTENTION TO LEVY ASSESSMENTS,
PRELIMINARILY APPROVING ENGINEER'S REPORT,
AND PROVIDING FOR NOTICE OF HEARING,
AND THE MAILING OF ASSESSMENT BALLOTS
FOR THE SPRINGLAKE FIRE PROTECTION DISTRICT,
FIRE PROTECTION AND EMERGENCY RESPONSE
SERVICES ASSESSMENT

WHEREAS, the Springlake Fire Protection District was established in 1942 (the "District") and has a Board of Commissioners (the "Board") appointed by the Board of Supervisors of the County of Yolo; and

WHEREAS, District desires, consistent with the delegation of authority and direction of the Board of Supervisors of the County of Yolo, to initiate the proceedings for the formation of a fire protection and emergency response services assessment district pursuant to Health & Safety Code section 13914, Government Code sections 50078—50078.20, and Cal. Const. art. XIID to provide improved fire suppression (also referred to as fire protection) services, as further described herein, for all the properties within the boundaries of the District; and

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution; and

WHEREAS, Article XIID of the California Constitution and implementing statutes impose certain procedural and substantive requirements relating to assessments (as defined); and

WHEREAS, an Engineer's Report (the "Report") has been prepared by SCI Consulting Group (the "Assessment Engineer") and submitted to the Board, in which a new assessment is proposed to fund the cost of providing fire suppression services and improvements within the District boundaries. This proposed assessment shall be described as the "Fire Protection and Emergency Response Services Assessment District" (hereinafter the "Assessment District") of the Springlake Fire Protection District.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF SPRINGLAKE FIRE PROTECTION DISTRICT AS FOLLOWS:

1. **Reference to Initiation.** Pursuant to the District and direction from the Board, the Assessment Engineer, prepared an Engineer's Report pursuant to Title 5,

Division 1, Part 1, Chapter 1, Article 3.6 of the California Government Code, "Fire Suppression Assessments", beginning with Section 50078 and Article XIID of the California Constitution. The Report has been made, filed with the Secretary of the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to this resolution.

2. **Description of the Services.** Within the Assessment District, the proposed services and equipment to be funded by the assessments are generally described as including, but not limited to, obtaining, furnishing, operating, and maintaining fire suppression, protection and emergency services equipment and apparatus; paying salaries, benefits and other compensation for firefighting and fire prevention personnel; training and administration of personnel performing said fire suppression, protection and emergency services; community fire prevention education and fire inspection ("Services").
3. **Reference to Engineer's Report.** Reference is hereby made to the Report for a full and detailed description of the Services, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District.
4. **Report of the Assessment Engineer.** The Report, which is available for public review at the City of Woodland Fire Department, 1000 Lincoln Ave, Woodland, CA 95695 and on the District's website and the County's website <https://www.springlakefpd.org/> (<https://www.yolocounty.org/government/general-government-departments/county-administrator/fire-protection-sustainability-board-ad-hoc-committee>), is hereby incorporated by reference. The Report includes:
 - A. A description of the Services to be funded with assessment proceeds;
 - B. An estimate of the annual cost of such Services;
 - C. A description of the assessable parcels of land within the district and proposed to be subject to the new assessment;
 - D. A description of the proportionate special and general benefits conferred on property by the proposed assessment;
 - E. A description of the boundaries of the proposed assessment district, and
 - F. A specification of the amount to be assessed upon various types of assessable land to fund the cost of the Services.
5. **Description of Assessment District.** The Assessment District consists of the lots and parcels shown within the boundary map of the Assessment District on file with the Secretary of the Board, and reference is hereby made to such map

for further particulars.

6. **Proposed Assessment Rate.** It is the intention of this Board to levy and collect assessments within the Assessment District. The estimated fiscal year 2025-26 cost of providing the Services is \$161,708. This cost results in a proposed assessment rate of ONE HUNDRED FORTY-NINE DOLLARS AND NINETY EIGHT CENTS (\$149.98) per single-family equivalent benefit unit for fiscal year 2025-26 as set forth in the following table.

Property Type	Proposed Rate	Unit
Single Family	\$149.98	each
Multi-Family	\$46.43	res unit
Commercial/Industrial	\$646.85	acre
Office	\$318.48	acre
Storage	\$497.75	acre
Parking Lot	\$33.72	each
Vacant	\$26.08	each
Agriculture	\$2.83	acre
Range Land & Open Space	\$1.86	acre

7. **Public Hearing.** The public hearing on the proposed assessment shall be held before the Board of Commissioners located at the City of Woodland Fire Department, 1556 Springlake Court, Woodland, CA 95776, on [REDACTED] July [REDACTED], 2025, at the hour of [REDACTED] for the purpose of this Board's determination of whether the public interest, convenience and necessity require the Services and this Board's final action upon the Report and the assessments therein.
8. **Notice and Ballot.** The Board Secretary is hereby authorized and directed to cause Notice of the hearing ordered under Section 7 hereof to be given in accordance with law by mailing, postage prepaid, in the United States mail, and such Notice shall be deemed to have been given when so deposited in the mail. The envelope or cover of the mailing shall include the name of the District. The mailed Notice shall be given by mail to those persons whose names and addresses appear on the last equalized secured property tax assessment roll of the County of Yolo, or in the case of any public entity, the representative of such public entity at the address thereof known to the Board Secretary. The Notice shall include, but not be limited to, the total amount of assessment proposed to be levied in the Assessment District for fiscal year 2025-26, the assessment proposed for the owner's particular parcel(s), and the duration thereof and the reason for the assessment. Each Notice shall also contain the proposed assessment and the basis upon which the amount of the assessment was calculated. Each Notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots, the date, time, and location of the public hearing and a statement that the existence of a majority protest will result in the assessment not being imposed. The Notice shall further inform owners that all written objections on the grounds of the constitutionality of the assessment must be submitted before the deadline

shown on the Notice and that a failure to timely object in writing bars any right to challenge the assessment through a legal proceeding. The Notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

10. Additional Information. To get additional information about the proposed assessments, the Assessment District or the proposed Services contact: Eric Zane, Fire Chief, City of Woodland Fire Department, 1000 Lincoln Ave, Woodland, CA 95695, phone number (530) 661-5860, eric.zane@cityofwoodland.gov. The Engineer's Report and other written material about the Assessment District may also be reviewed at the Fire District during regular business hours, or online: District's website <https://www.springlakefpd.org/> and the County's website (<https://www.yolocounty.org/government/general-government-departments/county-administrator/fire-protection-sustainability-board-ad-hoc-committee>).

11. Annual Assessments. If approved, the assessment will be continued annually, until the Board determines that the assessment is no longer necessary. The assessment may increase in future years by an amount equal to the annual change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-Hayward ("CPI"), not to exceed 3% (three percent) per year without a further vote or balloting process. The District will not increase the assessment rate for at least 5 years, until at least after fiscal year 2030-31. In each subsequent year in which the assessments will be levied, an updated proposed budget and assessment rate shall be prepared and considered by the Board of Commissioners, at a public meeting. The updated budget and assessment rate shall serve as the basis for the continuation of the assessments.

PASSED AND ADOPTED by the Board of Commissioners of the Springlake Fire Protection District, this 29th day of April 2025 by the following vote:

AYES ____

NOES ____

ABSENT ____

Chair of the Board

ATTEST:

Secretary of the Board

BEFORE THE BOARD COMMISSIONERS
OF THE SPRINGLAKE FIRE PROTECTION DISTRICT

RESOLUTION NO. 2025-02

A RESOLUTION ADOPTING PROPOSITION 218
ASSESSMENT BALLOT PROCEEDINGS PROCEDURES

WHEREAS, the Springlake Fire Protection District was established in 1942 (the "District") and is authorized to levy assessments for fire suppression services pursuant to Health & Safety Code Section 13914 and Government Code Section 50078, et seq.;

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution; and

WHEREAS, Article XIID of the California Constitution impose certain procedural and substantive requirements relating to assessments (as defined); and

WHEREAS, the District believes it to be in the best interest of the District and its property owners to confirm and memorialize the District procedures and guidelines regarding implementation of the provisions of Proposition 218 and pertinent statutes relating to assessments.

NOW, THEREFORE, the Board does hereby resolve as follows:

SECTION 1. Statement of Legislative Intent. In adopting this resolution, it is the Board of Commissioners (the "Board") intent, pursuant to the authority delegated to it by the Board of Supervisors of the County of Yolo, to adopt assessment ballot proceedings, which are consistent and in compliance with Articles XIIC and XIID of the California Constitution and with Government Code Sections 53750 through 53754. It is not the intent of the Board to vary in any way from the requirements of either the California Constitution or the laws of the State of California. If there is any inconsistency of each between a provision of this resolution and state law, state law will govern.

SECTION 2. Definition of Assessment. Proposition 218 defines "assessment" as "any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or services, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement or the cost of the service being provided." "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment," and "special assessment tax." (Gov. Code, § 53750(b).)

SECTION 3. Assessment Ballot Proceeding. The following procedures shall be used in an assessment ballot proceeding that follows the requirements of Cal. Const. art. XIID, section 4:

- A. Amount of Assessment.** Only special benefits are assessable. The amount assessment shall be each identified parcel's proportionate share of the cost of the additional fire suppression services based upon that parcel's special benefit from the services. The amount shall be proportional to and no greater than the special benefits conferred on the property.
- B. Engineer's Report.** The Board shall direct the filing of an engineer's report that shall comply with the applicable state statute authorizing the assessment and with Cal. Const. art. XIID, Section 4. The engineer's report shall explain the special benefits conferred by the improvements and/or services funded by the assessments. The engineer's report shall also provide the evidence upon which the Board may find that a special benefit exists. If the improvement or service confers a general benefit, the engineer's report shall describe the general benefit and an alternative funding source for any general benefits. The engineer's report shall be prepared by a registered professional engineer certified by the State of California, (the "Assessment Engineer"). The cost of preparing the engineer's report shall be included as a cost of the assessment.
- C. Notice.** The following guidelines shall apply to giving notice of an assessment:

 - 1. The record owner(s) of each parcel to be assessed shall be determined from the last equalized property tax roll. If the property tax roll indicates more than one owner, each owner shall receive notice. Only property owners shall receive notice;
 - 2. The notice shall be sent at least forty-five (45) days prior to the date set for the public hearing on the assessment;
 - 3. The notice provided by this section shall contain the following information:

 - a. The total amount to be assessed for the entire assessment district;
 - b. The amount to be assessed to the owner's particular parcel;
 - c. The duration of the payments;
 - d. The reason for the assessment;
 - e. The basis upon which the amount of the proposed assessment was calculated;
 - f. The date, time and location of the public hearing on the proposed assessment;

- g. A summary of the procedures for the completion, return and tabulation of the assessment ballots;
 - h. A disclosure statement that the existence of a majority protest will result in the assessment not being imposed; and
 - i. A ballot to be completed by the owner, as further described in section D of this resolution.
 - j. A statement informing owners that all written objections on the grounds of the constitutionality of the assessment must be submitted before the deadline shown on the Notice and that a failure to timely object in writing bars any right to challenge the assessment through a legal proceeding.
- 4. The notice provided by this section and in accordance with Government Code Sections 53753(b) and (c) shall supersede and be in lieu of any other statutes requiring notice to levy or increase an assessment, including but not limited to the notice required by the state statute authorizing the assessment and Government Code section 54954.6;
 - 5. Failure of any person to receive notice shall not invalidate the proceedings;
 - 6. The cost of providing notice shall be included as a cost of the assessment.

D. Assessment Ballot. The following guidelines shall apply to the assessment ballot:

- 1. The ballot required by Article XIID, section 4(d), of the California Constitution shall be mailed to all property owners of record subject to the proposed assessment at least forty-five (45) days prior to the date of the public hearing on the proposed assessment. This ballot shall comply with Government Code Sections 53753(b) and (c). The ballot shall be designed in such a way that, once sealed, its contents are concealed.
- 2. All ballots must be returned either by mail or by hand delivery, not later than the date for return of ballots stated on the notice and ballot described in this section. Mailed ballots must be returned to the City of Woodland Fire Department, 1000 Lincoln Ave, Woodland, CA 95695, or, if delivered at the time and location of the public hearing, to be held at the City of Woodland Fire Department, 1556 Springlake Court, Woodland, CA 95776 and handed to the Secretary of the Board. Ballots must be returned either by mail or by hand delivery prior to the conclusion of the public input portion of the public hearing. If ballots are delivered to the Springlake Fire Protection District office, to ensure that ballots are received by the Tabulator (defined In Section E) before the conclusion of the public input portion of the public hearing, mailed ballots and ballots hand delivered to

that office must be received before [REDACTED] on the public hearing date. The Tabulator shall tabulate the ballots at a time and location that will be accessible to the public as further provided in Section E herein.

3. Each ballot must be signed under penalty of perjury. In the event that more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown on the record, as established to the satisfaction of the Board or Assessment Engineer by documentation provided by the record owners. If two or more persons own a parcel subject to the assessment, any one owner may cast an assessment ballot for all owners.
4. If a parcel has multiple owners, any owner may request a proportional assessment ballot. If the ownership interest of the owner is not shown on the last equalized secured property tax assessment roll, such request must include evidence, satisfactory to the District, of the owner's proportional rights in the parcel. The Assessment Engineer will provide the proportional ballot to the owner at the address shown on the assessment roll. Any request for a ballot to be mailed to another location must include evidence, satisfactory to the District, of the identity of the person requesting the ballot. Each proportional ballot will be marked to identify it as a proportional ballot and to indicate the owner's proportional rights in the parcel. The Assessment Engineer will keep a record of each proportional ballot provided to an owner.
5. The District will only accept official ballots with original signatures mailed or otherwise provided to owners by the Assessment Engineer. No facsimile, electronic, mechanically duplicated, copied or other ballot will be accepted.
6. If an assessment ballot is lost, withdrawn, destroyed or never received, the Assessment Engineer will mail or otherwise provide a replacement ballot to the owner upon receipt of a request delivered to the District or the Assessment Engineer. The replacement ballot will be marked to identify it as a replacement ballot or a replacement proportional ballot. Any request for a replacement or replacement proportional ballot to be mailed to another location must include evidence, satisfactory to the District or the Assessment Engineer, of the identity of the person requesting the ballot. The same procedure applies to replacement ballots or replacement proportional ballots, which are lost, withdrawn, destroyed, or never received.
7. If an assessment ballot is returned by the United States Post Office as undeliverable, the Assessment Engineer may mail a redelivered ballot to the current property owner if updated ownership or owner mailing address can be determined. The redelivered ballot will be marked to identify it as a redelivered ballot.

8. An assessment ballot proceeding is not an election.
9. An assessment ballot is a disclosable "public record" as that phrase is defined by Government Code section 7920.530(a) (formerly Government Code section 6252(e)) during and after tabulation of the ballots. (See also Gov. Code, § 53753(e)(2).)
10. To complete an assessment ballot, the owner of the parcel or his authorized representative must (1) mark the appropriate box (or circle) supporting or opposing the proposed assessment, and (2) sign, under penalty of perjury, the statement on the ballot that the person completing the ballot is the owner of the parcel or the owner's authorized representative. Only one box (or circle) may be stamped or marked on each ballot. All incomplete or improperly marked ballots shall be disqualified from balloting. The Tabulator will retain all such invalid ballots.
11. After returning an assessment ballot to the District, or the Tabulator on behalf of the District, the person who signed the ballot may withdraw the ballot by submitting a written statement to the District directing the District to withdraw the ballot. Such statement must be received by the District or the Tabulator prior to the close of the public input portion of the public hearing on the proposed assessment. When ballots for the assessment are tabulated, the Tabulator will segregate withdrawn ballots from all other returned ballots. The Tabulator will retain all withdrawn ballots and will indicate on the face of such withdrawn ballots that they have been withdrawn.
12. In order to change the contents of a ballot that has been submitted, the person who has signed that ballot may (1) request that such ballot be withdrawn, (2) request that a replacement ballot be issued, and (3) return the replacement ballot fully completed. Each of these steps must be completed according to the procedures set forth above.

E. Tabulating Ballots. The following guidelines shall apply to tabulating assessment ballots:

1. Assessment ballots shall remain sealed until tabulation commences.

2. Ballots shall be tabulated by the Secretary of the Board or another impartial person designated by the District who does not have a vested interest in the outcome of the proposed assessment ("Tabulator"). The Secretary of the Board or other designated person may be assisted by staff of and consultants to the District or the County of Yolo. The Tabulator shall follow the rules and procedures of the laws of the State of California, this resolution and any other rules and procedures of the Board. If the Tabulator needs clarification, then they shall inquire of the Board, who is the final arbiter. All ballots shall be accepted as valid except those in the following categories:
 - a. A photocopy of a ballot, a letter or other form of a ballot that is not an official ballot provided by the District or the Assessment Engineer on behalf of the District;
 - b. An unsigned ballot, or ballot signed by an unauthorized individual;
 - c. A ballot which lacks an identifiable mark in the box for a "yes" or "no" vote or with more than one box marked, will not be counted;
 - d. A ballot which appears tampered with or otherwise invalid based upon its appearance or method of delivery or other circumstances;
 - e. A ballot for which the barcode representing the parcel number is damaged or obstructed, unless the parcel number or property ownership information is legible and allows the Tabulator to clearly determine the property(s) identified on the ballot.
 - f. A ballot received after the close of the public input portion of the public hearing on the proposed assessment.

The Tabulator's decision, after consultation with the Board's legal counsel that a ballot is invalid shall be final and may not be appealed to the Board.

3. If more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot in proportion to the respective record ownership interests, as shown on the record or as established to the District's satisfaction by documentation provided by the record owners.
4. In the event of a dispute regarding whether the signer of a ballot is the owner of the parcel to which the ballot applies, the Board will make such determination from the official County Assessor records and any evidence of ownership submitted to the Board prior to the conclusion of the public hearing. The Board will be under no duty to obtain or consider any other evidence as to ownership of property and its determination of ownership will be final and conclusive.

5. In the event of a dispute regarding whether the signer of a ballot is an authorized representative of the owner of the parcel, the Board may rely on the statement on the ballot signed under penalty of perjury that the person completing the ballot is the owner's authorized representative and any evidence submitted to the Board prior to the conclusion of the public hearing. The Board will be under no duty to obtain or consider any other evidence as to whether the signer of the ballot is an authorized representative of the owner and its determination will be final and conclusive.
6. A property owner who has submitted an assessment ballot may withdraw the ballot and submit a new or changed ballot up until the conclusion of the public input portion of the public hearing on the assessment. Assessment ballots may be withdrawn and newer changed ballots submitted up until the conclusion of the public input portion of the public hearing on the assessment.
7. A property owner's failure to receive an assessment ballot shall not invalidate the proceedings conducted under this section and Cal. Const. art. XIID, section 4.
8. The District shall retain all ballots for a period of two (2) years from the date of the public hearing.

F. Public Hearing.

1. At the public hearing, the Board shall hear and consider all public testimony, objections and protests regarding the proposed assessment and accept ballots until the close of the public input portion of the public hearing, including consideration of any timely written objections to the assessment received and the District's written response thereto pursuant to Government Code Sections 53759.1 and 53759.2. The Board will determine whether any of the following are warranted following consideration of all public testimony, objections, and protests:
 - a. Whether the written objections and the agency's response warrant clarifications to the proposed fee or assessment.
 - b. Whether to reduce the proposed fee or assessment.
 - c. Whether to further review before making a determination on whether clarification or reduction is needed.
 - d. Whether to proceed with the protest hearing or ballot tabulation hearing required under Section 4 or 6 of Article XIII D of the California Constitution.

2. Reasonable time limits may be imposed on both the length of the entire hearing and the length of each speaker's testimony.
3. At the conclusion of the public input portion of the hearing, but prior to the conclusion of the public hearing, the Tabulator shall begin tabulation of the ballots at the direction of the Board, including those received during the public hearing.
4. If it is not possible to tabulate the ballots on the day of the public hearing, or if additional time is necessary to complete the public hearing, the Board may continue the public hearing to a later date and time to be announced at the time the public hearing is continued.
5. The results of the tabulation will be announced following the completion of the tabulation and entered in the minutes of the Board meeting.
6. If according to the final tabulation of the ballots, ballots submitted against the assessment exceed the ballots submitted in favor of the assessment, weighted according to the proportional financial obligation of the affected property, a "majority protest" exists and the Board shall not impose the assessment.

PASSED AND ADOPTED by the Board of Commissioners of the Springlake Fire Protection District, this 29th day of April 2025 by the following vote:

AYES ____

NOES ____

ABSENT ____

Chair of the Board

ATTEST:

Secretary of the Board

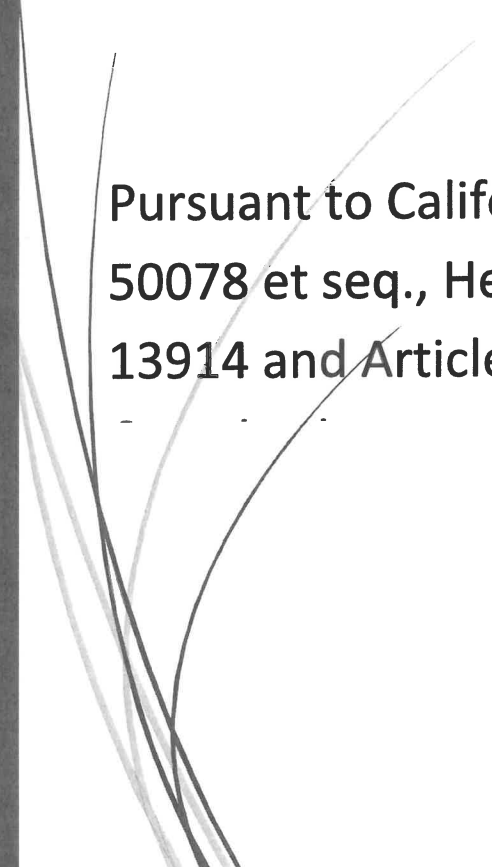


ENGINEER'S REPORT

Springlake Fire Protection District

Fire Protection and Emergency Response Services
Assessment

Fiscal Year 2025-26



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

Engineer of Work:

SCIConsultingGroup

Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

Springlake Fire Protection District

Board of Commissioner's

- Westin Arvin, Board Chair
- (Laura) Celeste Santoni, Vice Chair
- Carolyn Bunfill, Commissioner
- Brooke Herrgesell, Commissioner
- Patrick Raber, Commissioner

Fire Chiefs

- Eric Zane, Fire Chief, Woodland Fire
- Joe Tenney, Fire Chief, Davis Fire

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Introduction

The Springlake Fire Protection District (“Springlake FPD,” “Fire District,” or “District”), was originally formed in 1942 and provides fire protection, fire prevention and emergency response services to the unincorporated area between the City of Davis and the City of Woodland and the unincorporated area northeast of the City of Woodland between Yolo Fire Protection District and Elkhorn Fire Protection District. The Fire District is governed by a five-member Board of Fire Commissioners appointed by the Yolo County Board of Supervisors. The Fire District contracts with the City of Davis and City of Woodland (“the Cities,” or “Fire Departments”) for fire services, staffing, equipment and apparatus. The Fire District also contracts with University of California, Davis (“UC Davis”) to provide services to properties owned by UC Davis (see assessment diagram on page 41). UC Davis assumes sole responsibility for fire protection and related services for the UC Davis parcels; the UC Davis service area and is not a part of the proposed assessment. The Fire District does not have any employees or own any assets.

The Fire District covers approximately 51 square miles and serves an approximate population of 4,500. Springlake FPD responds to over 240 service calls per year, including structure fires, brush fires, vegetation fires, vehicle fires, traffic collisions, hazardous materials incidents, and emergency medical calls. In addition, Springlake FPD provides fire prevention, community education, emergency preparedness and other services relating to the protection of lives and property.

The proposed assessment district described in this Engineer’s Report is intended to provide an ongoing secure funding source for local fire protection services. Springlake FPD is funded through a small portion of local property taxes and a static \$75 per residence special assessment that has remained unchanged since 1997. This existing assessment does not include a cost-of-living index adjustment mechanism.

The cost of providing fire protection and emergency response services continues to rise each year due to increasing emergency calls, enhanced firefighter training requirements, and substantial increases in operational costs, including fuel, utilities, equipment, insurance, and personnel over the last 28 years.

The lack of a cost-of-living adjustment in the property owner-approved special assessment has left the District unable to keep pace economically with the increased costs of operations, equipment, equipment maintenance and personnel.

Competitive wages in other agencies have made it increasingly difficult for the Fire Departments to retain and attract firefighters. A new funding source will help with increased firefighter staffing and retention, as well as equipment and apparatus replacement. Adequate staffing will also allow the Fire District to assemble the recommended number of personnel on the scene of an incident faster, which is a factor for the Insurance Services Office (ISO) rating for local properties, affecting insurance rates. A negative change in ISO rating could result in higher costs with possibly lower coverage limits or the complete loss of homeowners insurance coverage.

Springlake FPD seeks to maintain a high level of fire protection and emergency response service by maintaining appropriate staffing levels and providing improved apparatus replacement.

This Engineer's Report supports a proposed new assessment to enhance existing funding sources, associated services, and equipment, and fund these improved services and equipment. The proposed rates for this proposed assessment are shown in Table 1 below.

Table 1 – Proposed Assessment Rates

Property Type	Proposed Rate	Unit
Single Family	\$149.98	each
Multi-Family	\$46.43	res unit
Commercial/Industrial	\$646.85	acre
Office	\$318.48	acre
Storage	\$497.75	acre
Parking Lot	\$33.72	each
Vacant	\$26.08	each
Agriculture	\$2.83	acre
Range Land & Open Space	\$1.86	acre

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

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

- Describe the fire suppression, safety and emergency response services and equipment that would be funded by the assessments (the "Services")
- Establish a budget for the Services that would be funded by the assessments in fiscal year 2025-26

- Determine the special benefits received from the proposed Services by property within the Springlake Fire Protection District Assessment (the "Assessment District"), and
- Describe the method of apportionment to lots and parcels within the Assessment District.

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

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

Legal Analysis of Proposition 218

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

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

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

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

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

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

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

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

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

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

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

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

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

Compliance with Current Law

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

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

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

Assessment Process

Following submittal of this Report to Springlake FPD for preliminary approval, the Springlake FPD Board of Commissioners (the “Board”) may, by Resolution, call for an assessment ballot proceeding and public hearing on the proposed establishment of a Fire Protection and Emergency Response Services Assessment.

If the Board approves such a Resolution, a Notice of Assessment and Assessment Ballot will be mailed to each property owner within the proposed Assessment District boundaries who will be subject to the proposed assessment. The Notice will include a description of the Services to be funded by the proposed assessment, the total amount of the proposed assessment and the amount chargeable to the owner’s parcel, the reasons for the proposed assessment and the basis upon which it was calculated, and an explanation of the process for submitting a ballot. Each Notice will also include a postage prepaid return envelope and a ballot on which the property owner may mark his or her approval or disapproval of the proposed assessment as well as affix his or her signature.

After the ballots are mailed to property owners in the Assessment District, a minimum 45-daytime period must be provided for the return of the assessment ballots. Following this balloting time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments. Ballots will be received if previously mailed and received by the public agency before the public hearing, or if physically submitted at the public hearing. At the public hearing, the public will have the opportunity to speak on the issue. The public hearing is currently scheduled for July 2025. After receiving ballots and public comment, the public hearing will be closed. The Board will then take a recess to allow for the tabulation of the ballots.

If it is determined that the assessment ballots submitted in opposition to the proposed assessment do not exceed the assessment ballots submitted in favor of the assessment (weighted by the proportional financial obligation of the property for which ballots are submitted), the Board may approve the imposition of assessment for fiscal year 2025-26 and each fiscal year thereafter. If the assessment is confirmed and approved, the Board will order the levy of the assessment to be submitted to the Yolo County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2025-26. The levy and collection of the assessment would continue year-to-year until terminated by the Board.

The assessment authorized by the ballot proceeding would be for a maximum assessment rate of \$149.98 per single family equivalent (see Table 1 for maximum assessment rates of other types of property), increased each year by the consumer price index not to exceed 3% per year. However, the District will not increase the assessment rate for at least 5 years from adoption if the proposed assessments are approved. The first year a CPI increase may be added to the assessment is fiscal year 2030-31.

In each subsequent year for which the assessment will be continued, an updated proposed budget, assessment rate and an updated assessment roll listing all parcels and their proposed assessment for the upcoming fiscal year shall be prepared and considered by the Board of Commissioners, subject to the maximum assessment rate and 3% consumer price index increase described in the ballot materials.

If the assessment is confirmed and approved, the levies would be submitted to the Yolo County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2025-26.

Description of Services

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

This proposed benefit assessment would provide funding for two major areas of service improvements within the District for its fire suppression and protection operations (with the majority of the proposed assessment revenue being dedicated to replacement of outdated apparatus.)

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

The City of Davis fire stations are located at:

Fire Station 31, 530 5th Street, Davis, CA

Fire Station 32, 1350 Arlington Boulevard, Davis, CA

Fire Station 33, 425 Mace Boulevard, Davis, CA

The City of Woodland fire stations are located at:

Fire Station 1, 101 Court Street, Woodland, CA

Fire Station 2, 1619 West Street, Woodland, CA

Fire Station 3, 1550 Springlake Court, Woodland, CA

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

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

Increased Firefighting Staffing and Training

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

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

To meet the “2 in, 2 out” standard, the National Fire Protection Agency (NFPA) recommendation is four (4) personnel per apparatus in a community of this size and risk. The District is having difficulty meeting the NFPA recommendation due to budget constraints.

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

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

The proposed assessment is intended to provide funding firefighter staffing and additional training. The costs for the proposed staffing increases would support the implementation of “3 on an initial response” staffing and are included in the Table 2 Budget.

Improved Maintenance and Replacement of Apparatus and Equipment

Springlake FPD desires to ensure maintenance and replacement of apparatus in order to maximize safety and effectiveness for fire suppression. Improved maintenance and replacement will significantly contribute to improved safety and protection of real property. It should be noted that the need for equipment replacement will be ongoing. The Fire Districts relies on a 30-year-old Water Tender that is overdue for replacement. If approved, the proposed assessment will fund replacement of the Water Tender by allocating \$93,313 per year to replacement of the Water Tender.

Other Services and Supplies

The budget shown in Table 2 includes and summarizes budget allocations for firefighter staffing and training, equipment and apparatus maintenance and replacement, capital repairs, equipment operation and maintenance, professional services, supplies and materials, utilities, and administration in support of Springlake FPD's operations.

Cost and Budget

The following budget lists the proposed expenditures funded by the Assessment District in Fiscal Year 2025-26.

Table 2 – Cost and Budget

Springlake Fire Protection District Estimate of Costs Fiscal Year 2025-26		Amount
Budget Item		
Service, Appartus and Equipment Needs		
City of Davis Contract for Fire Protection Services		\$231,925
City of Woodland Contract for Fire Protection Services		\$282,958
Univerisity of California Davis Fire Protection Services		\$25,000
Firefighter Staffing and Training		\$67,800
Equipment and Apparatus Replacement		\$93,313
Professional Services		\$6,200
Administration		\$1,400
Contingency		\$0
Total Service Needs (a)		\$708,596
Less: Est. Dedicated Revenue from Property Taxes & Other Sources (b)		-\$498,205
Less: Est. Dedicated Revenue from Current Benefit Assessment (c)		-\$49,278
Est Total Revenue from Other Sources (General benefit contribution) (b+c) = (d)		-\$547,483
Net Cost of Servicing to Assessment District (a-d) = (e)		\$161,113
Allowance for County Collection (1.00 per parcel) = (f)		\$595
Total Fire Suppression and Protection Services Budget (e+f) =(g)		\$161,708
Total Proposed Assessment Budget (g)		\$161,708
Effective Single Family Equivalent Benefit Units in Assessment District (h)		1,078.20
Proposed Assessment per Effective Single Family Equivalent Unit (SFE) (g/h)		\$149.98

The “Service Needs” cost estimates are presented in the budget table above for the 2025-26 fiscal year only but are based upon financial forecasting over a 10-year cycle and beyond. This forecasting concludes that these costs will likely persist consistently into the future. Consistent with the General Benefit requirement described later in this Report, at least 20% of the total cost of the Springlake FPD Fire Services must be funded from sources other than this proposed assessment to cover any general benefits from the Services. Therefore, the cost of services of \$708,596 funded by the proposed assessment can be funded exclusively through the assessment levy as a special benefit since the current County contributions from its dedicated ad valorem property taxes, other sources and the existing benefit assessment revenue exceed approximately 77.26%. (\$547,483/\$708,596) of the total cost of Springlake FPD Fire Services, far in excess of the above required 20% non-assessment general benefit funding requirements. The 77.26% funding is from property taxes and other sources. The Total SFEs are the sum of the assigned Single Family Equivalent units for each affected parcel based upon a parcel-by-parcel analysis of the service area consistent with the Method of Apportionment described later in the Report.

Method of Apportionment

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

The Assessment District area consists of all Assessor Parcels within Springlake FPD boundaries, with the exception of the UC Davis parcels (see assessment diagram on page 41). The method used for apportioning the assessment is based upon the proportional special benefits from the Services to be provided to the properties in the assessment area over and above general benefits conferred on real property or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

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

Implementation of an Assessment for Fire Protection Services

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

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

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

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

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

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

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

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

Health and Safety Code Section 13914 states:

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

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

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

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

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

Overview of Special Benefits from Fire Protection Services

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

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

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

Description of Special Benefit From Fire Protection Services

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

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

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

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

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

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

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

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

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

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

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

General Versus Special Benefit

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

In other words:

$$\text{Total Benefit} = \text{General Benefit} + \text{Special Benefit}$$

The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment, therefore, can fund special benefits but cannot fund general benefits.

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

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

<p><i>1.) Benefit to Real Property Outside the Assessment District</i></p> <p>+ <i>2.) Benefit to Real Property Inside the Assessment District that is Indirect and Derivative</i></p> <p>+ <i>3.) Benefit to the Public at Large</i></p> <p>+ <i>(Adjustment for Emergency Medical Services)</i></p>
<p>= <i>General Benefit</i></p>

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

Calculating General Benefit

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

1.) Benefit to Property Outside the Assessment District

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

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

At the time the Assessment was proposed, the Engineer of Work, using the Geographic Information Systems, quantified the number of parcels proximate to the Assessment District boundary but outside the Assessment District, and thereby determined that there were approximately 108 directly adjacent properties. Further consideration of the types, use, location, and other attributes of the outside but proximate parcels is not warranted due to numeric insignificance, and would not materially increase the accuracy of this analysis:

108 parcels outside Springlake FPD but proximate to the District Boundaries

626 parcels in the Assessment District.

Calculation:

General Benefit to Property Outside the Assessment District =

$108 / (626+108) = 14.71\%$: ~ rounded to 15.0%

It can reasonably be argued that properties protected inside, but near the Assessment District boundaries, are offset by similar fire protection provided outside, but near, the Assessment District's boundaries, through mutual aid agreements. However, this analysis uses the more generous approach of finding that 15.0% of the Services may be of general benefit to property outside the Assessment District and cannot be funded by this assessment.

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

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

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

3.) Benefit To The Public At Large

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

The public at large uses the public highways, and when traveling in and through the Assessment District the public may benefit from the services without contributing to the assessment. Although the protection of this critical infrastructure is certainly a benefit to all the property within Springlake FPD, this protection is arguably "indirect and derivative" and possibly benefits people rather than property. A fair and appropriate measure of the general benefit to the public at large therefore is the amount of highway and throughway street area within the Assessment District relative to the overall land area. An analysis of maps of the Assessment District shows that approximately 0.91% of the land area in the Assessment District is covered by highways and throughway streets.

A 1.0% contribution therefore is a generous, fair, and appropriate measure of the general benefit to the public at large within the Assessment District and cannot be funded by this assessment.

Adjustment to Account for Emergency Medical Services as General Benefit

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

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

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

Evaluation of the transportation associated with non-fire/non-rescue emergency medical calls for several similar fire districts in Yolo County indicates that typically around 3.1% of overall operating costs are for such calls and supports an adjustment of 3.1%. This adjustment has generously been rounded up to 4%.

The proposed assessment, as indicated through this Report, will exclusively fund special benefits conferred upon the properties within Springlake FPD boundaries, while EMS is directly funded from Springlake FPD through non-assessment sources including property taxes. For purposes of this Report, EMS costs over and above those necessary for fire suppression have been treated as general benefits, and it is conceded that these general benefits may exist at the same percentage for the proposed Services as with the existing baseline services. Therefore, it can be concluded that Springlake FPD's services are 4.0% general as a result of providing EMS services. The engineer is requiring a 4% adjustment for this component.

Summary of General Benefits

Using a sum of the measures of general benefit for the public at large and land outside the Assessment Area, we find that approximately 20% of the benefits conferred by the proposed Fire Protection and Emergency Response Assessment may be general in nature and must therefore be funded by sources other than the assessment.

General Benefit Calculation

15.0% (1. Outside the Assessment District - Adjacent parcels)
 + 0.0% (2. "Indirect and Derivative" Property within the Assessment District)
 + 1.0% (3. Public at Large)
 = 16.0% (Subtotal of General Benefit)

 + 4% (Emergency Medical Adjustment)

 =**20.0%** (Total of General Benefits)

The Assessment District's total budget for 2025-26 is \$708,596. Of this total assessment budget amount, the District will contribute \$547,483 which is more than 77% of the total budget from sources other than this proposed assessment including dedicated property taxes and the existing benefit assessment. This contribution constitutes significantly more than the 20% general benefits estimated by the Assessment Engineer, which must be paid for by non-assessment sources.

Zones of Benefit

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

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

As noted previously, the Fire District contracts with UC Davis to provide services to properties owned by UC Davis (see assessment diagram on page 41). UC Davis assumes sole responsibility for fire protection and related services for UC Davis parcels, the UC Davis service area and is not a part of the proposed assessment.

Assessment Apportionment

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

Method of Assessment

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

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

The relative benefit to properties from fire related services is:

Equation 1 – Relative Special Benefit to Properties

Special Benefit =

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

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

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

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

Overview of Approach

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

Risk and Replacement Factors:

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

These factors are summarized in Table 7

Location and Topography Adjustments:

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

Overview of Normalization in Adjustments in Multi-Attribute Analysis

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

1.) Fire Risk Factors

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

The National Fire Protection Association (“NFPA”), one of the preeminent authorities on fire protection in the United States, publishes the Structure Fires by Occupancy Annual Averages Report. This report comprehensively tabulates the number of fires for each classification of property type within the United States. Our analysis uses the Structure Fires by Occupancy Annual Averages from 2015-2019 Report and the 2018-2022 Report and serves as a reasonable and rational basis to determine fire risk.

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

Table 3 – Normalized Fire Risk Factors

	Percentage of Study Units(a)	Percentage of Fires(b)	Risk Factor(b/a)	Normalized Risk Factor
Single Family	68.2%	58.9%	0.8640	1.0000
Multi-Family	15.5%	23.4%	1.5028	1.7394
Commercial/Industrial	3.3%	8.8%	2.6982	3.1230
Office	0.6%	1.0%	1.5861	1.8358
Storage	0.6%	2.5%	4.4027	5.0959
Parking Lot(1)	NA	NA	0.0000	0.4439
Vacant	8.8%	3.4%	0.3836	0.4439
Agriculture	1.5%	0.9%	0.5906	0.6836
Range Land & Open Space	1.4%	1.1%	0.7688	0.8898

Structure Fires by Occupancy 2015-2019 Annual Averages and 2018-2022 Annual Averages, NFPA, and an analysis of the percentage of properties by property type in the State of California by SCI.

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

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

2.) Structure Replacement Value Factors

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

Equation 2 – Structure Replacement Value Factors

Structure Replacement Value =

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

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

Where:

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

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

Table 4 – Structure Replacement Factors

Property Type	Average Improvement Values (a)	Average Land Values (b)	Adjusted, Weighted Normalized Replacement Value Factor	Unit
Single Family	\$285,569	\$151,833.50	1.0000	each
Multi-Family	\$120,998	\$53,327.00	0.1780	res unit
Commercial/Industrial	\$388,993	\$263,476.00	1.3810	acre
Office	\$329,256	\$186,212.00	1.1567	acre
Storage	\$181,309	\$145,611.75	0.6513	acre
Parking Lot	\$140,025	\$122,634.00	0.5064	acre
Vacant	\$37,354	\$90,723.00	0.3917	each
Agriculture	\$7,346	\$9,699.00	0.0277	acre
Range Land & Open Space	\$3,509	\$6,717.35	0.0139	acre

- (a) and (b) values derived from an analysis of the 2024 Yolo County Assessor records.

Summary of Risk and Replacement Factors

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

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

Table 5 – Benefit Summary per Property Type

Property Type	Fire Risk Factors	Replacement Cost Factors	SFE Factors	Unit
Single Family	1.0000	1.0000	1.0000	each
Multi-Family	1.7394	0.1780	0.3096	res unit
Commercial/Industrial	3.1230	1.3810	4.3129	acre
Office	1.8358	1.1567	2.1235	acre
Storage	5.0959	0.6513	3.3188	acre
Parking Lot	0.4439	0.5064	0.2248	each
Vacant	0.4439	0.3917	0.1739	each
Agriculture	0.6836	0.0277	0.0189	acre
Range Land & Open Space	0.8898	0.0139	0.0124	acre

Residential Properties

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

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the Services in proportion to the number of dwelling units that occupy each property. The relative benefit for multi-family properties was determined per Equation 1 to be 0.3096 SFEs per residential unit. This rate applies to condominiums as well.

Commercial/Industrial, Storage & Office Properties

Commercial and industrial properties are assigned benefit units per acre, since there is a relationship between parcel size, structure size and relative benefits. The relative benefit for commercial and industrial properties was determined per Equation 1 to be 4.3129 SFEs per acre or portion thereof. The relative benefit for office properties was determined per Equation 1 to be 2.1235 SFEs per acre or portion thereof. The relative benefit for storage properties was determined per Equation 1 to be 3.3188 SFEs per acre or portion thereof.

Vacant and Undeveloped Properties

The relative benefit for vacant properties was determined per Equation 1 to be 0.1739 SFEs per parcel. The relative benefit for stand-alone parking lots was determined per Equation 1 to be 0.2248 SFEs per parcel.

Rangeland & Open Space Properties

The relative benefit for range land & open space properties was determined per Equation 1 to be 0.0124 SFEs per acre or portion thereof. (This group includes TPZ parcels.)

Agricultural Properties

The relative benefit for agricultural properties requires additional analysis, as required by Government Code 50078 et. seq and the unique aspects of agricultural properties within the boundaries. This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors which reflect the benefit to the land resulting from the fire suppression service provided. Agricultural properties have been analyzed for fire risk and replacement cost per Equation 1. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0189 SFEs per acre or portion thereof.

Other Properties

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

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

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

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

3.) Fire Hazard Zone Risk Factors

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

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

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

Table 6 – Fire Hazard Zone Risk Factors

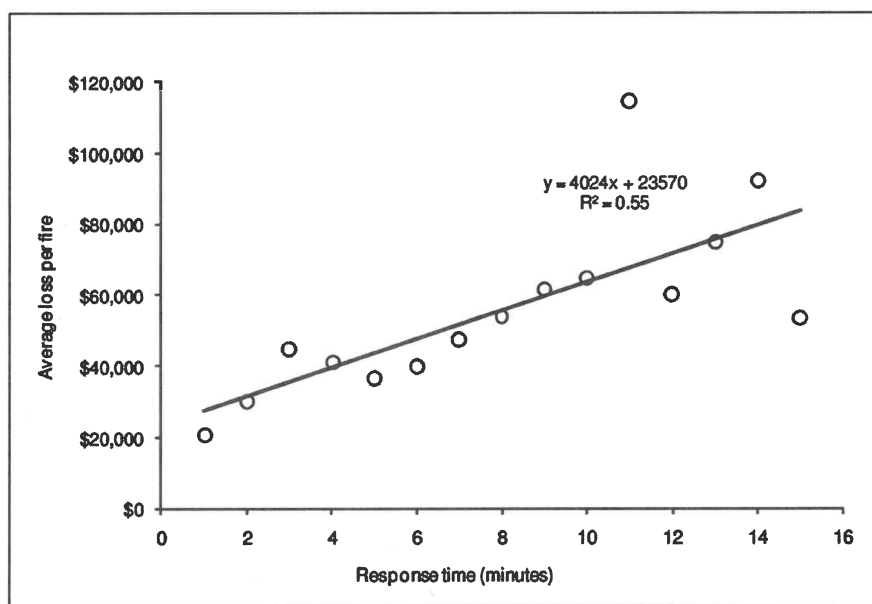
Fire Hazard Zone	Score	Impact Effect	Normalized Fire Hazard Zone Factor
Very High	2	120	1.20
High	1.2	112	1.12
Moderate	1	110	1.10
None	0	100	1

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

4.) Proximity (Travel Time) Risk Factors

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

Travel Time versus Property Loss



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

Travel time from the fire station to each parcel was calculated and analyzed using Geographical Information Systems.

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

Table 9 below shows the relative normalized value of travel time

Table 7 – Travel Time Premium Factor

Travel Time	Score (\$)	Impact Effect	Normalized Travel Time Factor
<3	43,690	138	1.00
3 to 6	63,810	126	0.91
6-8	83,930	120	0.87
8-10	104,050	116	0.84
10+	124,170	114	0.82

Assessments Calculation

Each parcel's assessment is calculated by multiplying the assessment rate by the SFE benefit factor (Table 5), fire hazard zone factor (Table 6) and travel time premium factor (Table 7):

Example Calculations

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

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 5) * 1.20 (from table 6)

* 0.91 (from table 7) = 1.092 * Annual Base SFE Rate

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

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 5) * 1.10 (from table 6)

* 0.82 (from table 7) = 0.902 * Annual Base SFE Rate

Case #3: Commercial Property on 2 Acres in Very High Hazard Zone with a 6-8 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 4.3129 (from table 5) * 2 acres * 1.20 (from table 6) * 0.84 (from table 7) = 8.6948 * Annual Base SFE Rate

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

Assessment Rate = Annual Base SFE Rate * .1739 (from table 5) * 1.10 (from table 6)

* 1.00 (from table 7) = 0.1913 * Annual Base SFE Rate

Annual Base SFE Rate = \$149.98 for 2025-26

Government Code § 53759.1 and 53759.2

AB 2257, effective January 1, 2025, codifies Government Code §§ 53759.1 and 53759.2. Government Code § 53759.1 authorizes public agencies to implement an exhaustion of administrative remedies requirement in the context of a proposed Proposition 218 property related fee or assessment. If the local agency complies with certain specified requirements, property owners are required to submit a written objection regarding a proposed property related fee or assessment during the ratemaking process and by a specified deadline no less than 45 days after mailing of notice pursuant to Proposition 218, and prohibited from challenging the property related fee or assessment in litigation if they did not submit a timely written objection. To implement this requirement, the local agency is required, among other things, to prepare written responses to the timely submitted objections and present them to the local agency governing body, which will make certain specified determinations prior to the close of the Proposition 218 protest hearing. This process is intended to run concurrently with the Proposition 218 timeline and does not impact a property owner's ability to submit a protest pursuant to Proposition 218.

Government Code § 53759.2 specifies the scope of a Court's review of the administrative record of the underlying ratemaking proceeding, if the local agency complied with Government Code § 53759.1 in adopting the property related fee or assessment being challenged.

Springlake FPD intends to comply with and implement Government Code § 53759.1 with respect to the proposed assessment. Property owners will be informed of the deadline and process to submit a written objection, and other dates related to Springlake FPD's compliance with this provision.

Appeals of Assessments Levied to Property

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

Additional Background on Relative Benefit

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

Criteria and Policies

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

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2025-26 and continued every year thereafter, so long as the risk of fire on property in the Assessment District remains in existence and Springlake FPD Fire requires funding from the Assessment for improved fire protection and suppression services. As noted previously, if the Assessment and the duration of the Assessment are approved by property owners in an assessment ballot proceeding, the Assessment can be imposed and continued annually after the Board approves an annually updated budget and rate for the Assessment. In addition, the Board must hold an annual public hearing to continue the Assessment.

Assessment

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

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

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

The amount to be paid for said Services and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2025-26 is generally as follows:

Table 8 – Summary Cost Estimate

FISCAL YEAR 2025-26 BUDGET		
Total for Servicing	\$708,596	
Contributions from Other Sources	(\$547,483)	
Total Allowance for Collections	\$595	
Total Fire Suppression & Protection Services Budget	\$161,708	

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

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

The assessment may increase in future years by an amount equal to the annual change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-Hayward, not to exceed 3% per year without a further vote or balloting process. The District will not increase the assessment rate for at least 5 years, until at least after fiscal year 2030-31.

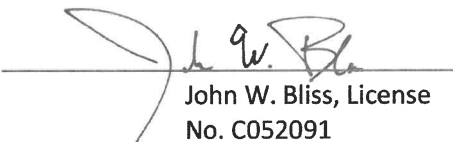
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of Yolo County for the fiscal year 2025-26. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Yolo County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2025-26 for each parcel or lot of land within the said Assessment District.

Dated: April 18, 2025

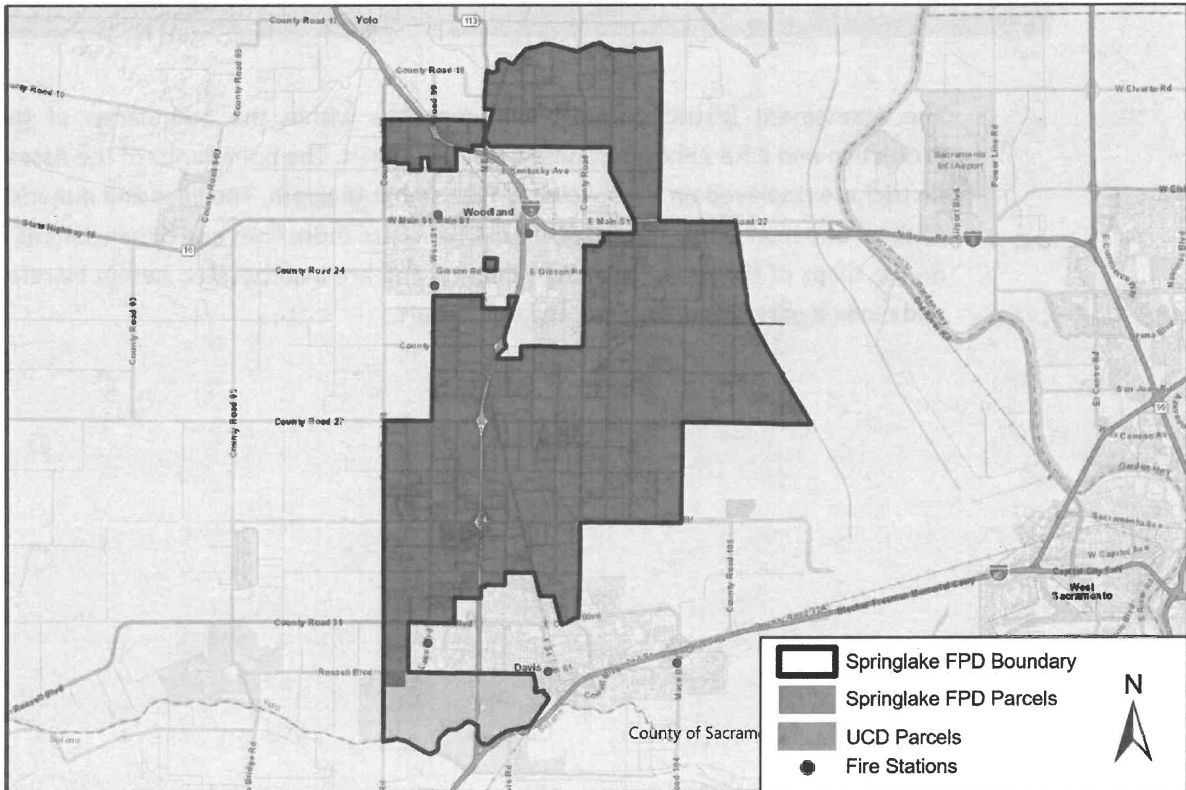
Engineer of Work



By  John W. Bliss, License
No. C052091

Assessment Diagram

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



FILED IN THE OFFICE OF THE FIRE CHIEF OF THE
SPRINGLAKE FIRE PROTECTION DISTRICT,
COUNTY OF YOLO,
CALIFORNIA, THIS _____ DAY OF _____, 2025.

CLERK OF THE BOARD

RECORDED IN THE OFFICE OF THE FIRE CHIEF OF
SPRINGLAKE FIRE PROTECTION DISTRICT,
COUNTY OF YOLO, CALIFORNIA
THIS _____ DAY OF _____, 2025.

CLERK OF THE BOARD

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

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE
BOARD OF COMMISSIONERS OF SPRINGLAKE FIRE
PROTECTION DISTRICT, COUNTY OF YOLO,
ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS
ASSESSMENT DIAGRAM ON THE _____ DAY
OF _____, 2025 FOR THE
FISCAL YEAR 2025-26 AND SAID ASSESSMENT DIAGRAM
AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE
FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE
COUNTY OF YOLO ON THE _____ DAY OF
_____, 2025. REFERENCE IS HEREBY MADE TO
SAID RECORDED ASSESSMENT ROLL FOR THE EXACT
AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH
PARCEL OF LAND.

CLERK OF THE BOARD

FILED THIS _____ DAY OF _____, 2025 AT THE
HOUR OF _____ O'CLOCK _____ M. IN THE OFFICE OF THE
COUNTY TAX COLLECTOR OF THE COUNTY OF
YOLO, STATE OF CALIFORNIA, AT THE REQUEST
OF THE BOARD OF SPRINGLAKE FIRE PROTECTION DISTRICT.

COUNTY TAX COLLECTOR, COUNTY OF YOLO

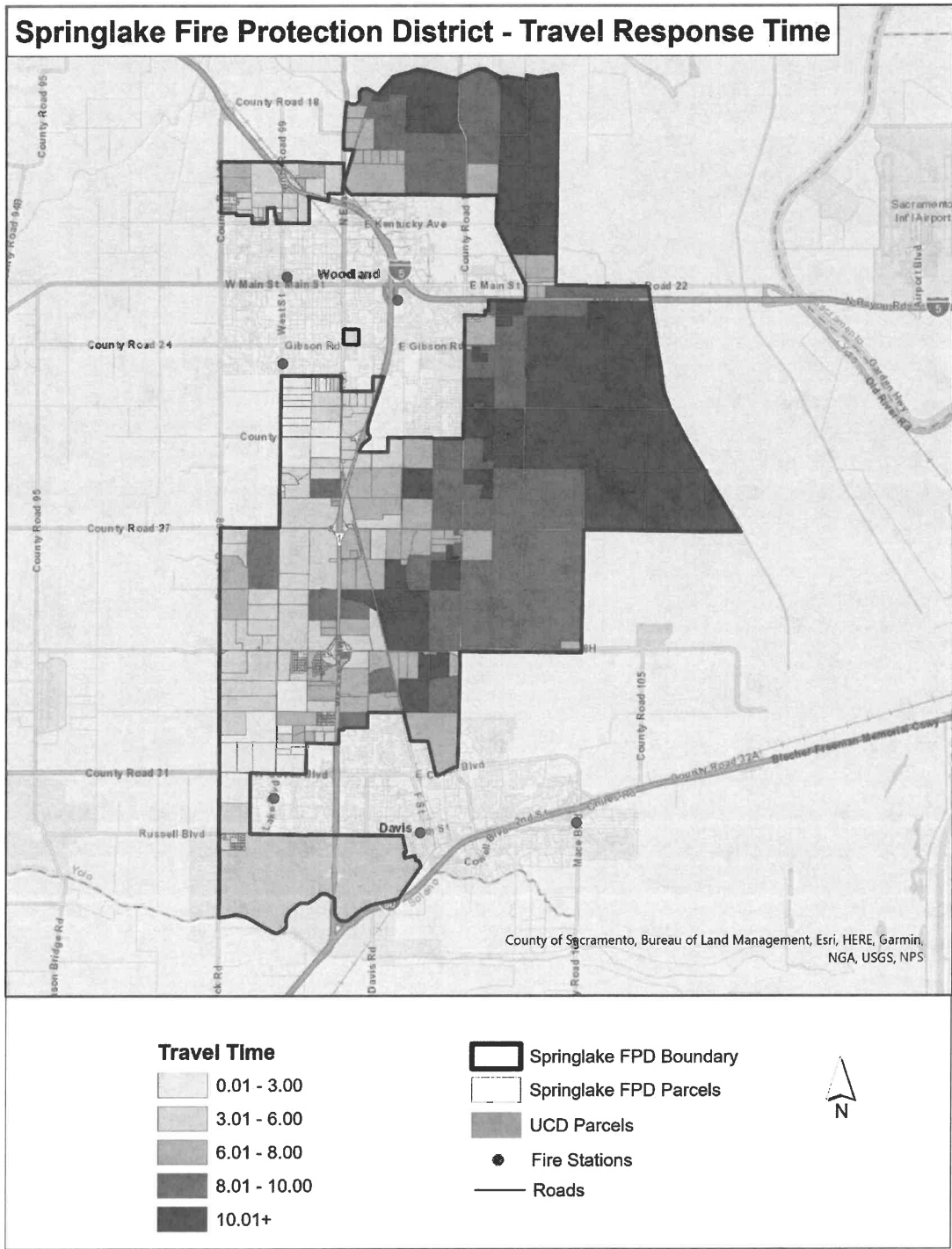
SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
707-430-4300

Springlake Fire Protection District Fire Protection and Emergency Services Assessment Diagram

Appendix A – Fire Hazard Areas Diagram

The Springlake Fire Protection District does not have any fire hazard areas currently identified.

Appendix B – Response Areas Travel Time Diagram



Appendix C – Assessment Roll, Fiscal Year 2025-26

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

End Notes

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

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

³ *ibid.*, p.2

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

AGENDA ITEM VII.A

DATE: April 29, 2025

SUBJECT: 2024 Government Compensation in California Report

PREPARED BY: Jeran Scruggs, Board Clerk

RECOMMENDED ACTION:
Informational only. No action required.

BACKGROUND INFORMATION:

As a supplement to the Special District Financial Transaction Report for fiscal year 2023-24 required by the State Controller, the Board Clerk completes the attached report and submits it to the State.

Respectfully yours,

Eric Zane
Fire Chief

Attachment

State Controller's Office - Local Government Programs and Services Division
Special Districts - Government Compensation Report - Calendar Year 2024

[Click Here for GCC Reporting Instructions](#)

Entity Name	Yolo - Springlake Fire Protection District
Human Resources Web Page	N/A
Employees Hold more than One Position?	No
Do the amounts in the Defined Benefit Plan column include payment toward the pension unfunded liability?	(Enter 'Yes' or 'No')
'Save As' Filename	2024-12075710700

Preparer Contact Information

Preparer Name	Nallely Castro
Phone Number	530-661-5875
Email Address	nallely.castro@cityofwoodland.gov

Employer Contribution:

Line #	Elected Position Enter 'Y'	Department	Classification	Multiple Positions Footnote	Annual Salary		--- Total Wages Subject to Medicare (Box 5 of W-2): ---				Applicable Defined Benefit Pension Formula	Retirement Plan: Employees' Share Paid by Employer		Defined Benefit Plan: Employer's Share	Deferred Compensation /Defined Contribution Plan	Health, Dental, Vision
					Minimum	Maximum	Annual Regular Pay	Overtime Pay	Lump Sum Pay	Other Pay		Share Paid by Employer	Employees' Share			
1.		Board Member	Commission Chair		0	0	0	0	0	0	n/a	0	0	0	0	0
2.		Board Member	Vice Chair		0	0	0	0	0	0	n/a	0	0	0	0	0
3.		Board Member	Commissioner		0	0	0	0	0	0	n/a	0	0	0	0	0
4.		Board Member	Commissioner		0	0	0	0	0	0	n/a	0	0	0	0	0
5.		Board Member	Commissioner		0	0	0	0	0	0	n/a	0	0	0	0	0
6.		Board Member	Board Clerk		0	0	0	0	0	0	n/a	0	0	0	0	0

SPRINGLAKE FIRE PROTECTION DISTRICT

Fire Commission Communication

**AGENDA ITEM
VII.B**

DATE: April 29, 2025

SUBJECT: Monthly Trial Balance Reports: June-March 2025

PREPARED BY: Nallely Castro, Board Clerk

RECOMMENDED ACTION:

Informational only. No action required.

BACKGROUND INFORMATION:

Attached are the reports from June- March 2025. There are no significant transactions to report for these months.

Respectfully yours,

Eric Zane
Fire Chief

Attachments

Account	Period 1 July	Period 2 August	Period 3 September	Period 4 October	Period 5 November	Period 6 December	Period 7 January	Period 8 February	Period 9 March	YTD Total (all Districts)	Budget
400100 - PROPERTY TAXES-CURRENT SECURED	-	-	-	-	(522,392)	(2,092)	-	-	-	(524,484)	(475,000)
400101 - PROPERTY TAXES-CURRENT UNSECURED	-	-	-	-	-	(84,066)	98	(169)	(233)	(83,772)	(75,000)
400111 - PROPERTY TAXES-PRIOR UNSECURED	-	-	-	-	-	(820)	(22)	(32)	(32)	(931)	(1,000)
400120 - SUPPLEMENTAL PROPERTY TAXES CURRENT	-	-	-	-	-	(962)	-	-	(2,910)	(3,871)	(10,000)
PROPERTY TAX - PROPERTY TAX	-	-	-	-	(522,392)	(87,940)	76	(201)	(3,174)	(613,057)	(561,000)
TAXES - TAXES	-	-	-	-	(522,392)	(87,940)	76	(201)	(3,174)	(613,057)	(561,000)
403100 - INVESTMENT EARNINGS-POOL	-	-	-	(1,569)	-	-	(531)	-	-	(2,100)	(10,000)
403199 - GASB 31 FAIR MARKET VALUE - DFS ONLY	(3,662)	-	-	-	-	-	-	-	-	(3,662)	-
REVENUE FROM USE OF MONE - REVENUE FROM USE OF M	(3,662)	-	-	(1,569)	-	-	(531)	-	-	(5,762)	(10,000)
410050 - STATE-HIGHWAY PROPERTY RENTALS	-	-	-	-	-	-	-	-	-	-	(5)
410250 - STATE-HOMEOWNERS PROPERTY TAX RELIEF	-	-	-	-	(162)	(377)	-	-	-	(539)	(1,000)
STATE REVENUE - STATE REVENUE	-	-	-	-	(162)	(377)	-	-	-	(539)	(1,000)
INTERGOVERNMENTAL REVENUE - INTERGOVERNMENTAL R	-	-	-	-	(162)	(377)	-	-	-	(539)	(1,000)
440003 - SPECIAL ASSESSMENT	-	-	-	-	(48,369)	-	-	-	-	(48,369)	(48,345)
CHARGES FOR SERVICES - CHARGES FOR SERVICES	-	-	-	-	(48,369)	-	-	-	-	(48,369)	(48,345)
REVENUES - REVENUES	(3,662)	-	-	(1,569)	(570,922)	(88,317)	(456)	(201)	(3,174)	(667,727)	(620,350)
510051 - INSURANCE-PUBLIC LIABILITY	-	-	-	-	827	-	-	-	-	827	500
510160 - PUBLICATIONS AND LEGAL NOTICES	-	-	-	-	-	-	-	-	-	-	250
510251 - PROFESSIONAL & SPECIAL SERVICES-AUDITING	-	-	-	-	-	-	-	599	-	599	650
510252 - PROFESSIONAL & SPECIAL SERVICES-INFO TECH	-	-	-	-	-	-	-	-	-	-	210
510256 - PROFESSIONAL & SPECIAL SERVICES-LEGAL SE	-	-	-	-	-	-	-	-	-	-	2,000
510275 - PROFESSIONAL & SPECIAL SERVICES-OTHER	(1,000)	1,000	-	-	3,000	-	3,000	-	-	6,000	12,000
SERVICES AND SUPPLIES - SERVICES AND SUPPLIES	(1,000)	1,000	-	-	3,827	-	3,000	599	-	7,426	15,610
526040 - CONTRIBUTION TO NON-CO AGENCIES	-	-	-	-	-	-	-	-	-	16,555	25,000
526200 - CITY OF DAVIS	(96,222)	96,222	-	-	13,560	-	144,011	-	-	157,571	252,702
526220 - CITY OF WOODLAND	(126,644)	126,644	-	-	17,602	-	182,448	-	-	200,050	322,038
OTHER CHARGES - OTHER CHARGES	(222,866)	222,866	-	-	31,162	-	326,458	-	-	374,175	599,740
EXPENDITURES - EXPENDITURES	(223,866)	223,866	-	-	34,989	-	329,458	599	-	381,601	615,350
NET FUND BALANCE - NET FUND BALANCE	(227,528)	223,866	-	(1,569)	(535,933)	(88,317)	329,003	398	(3,174)	(286,126)	(5,000)