

**BOARD OF DIRECTORS, SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT**  
**COUNTY OF LAKE, STATE OF CALIFORNIA**

**RESOLUTION NO. 2020-21 14**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT ADOPTING A FIRE PROTECTION SYSTEM STUDY, FIRE PROTECTION STANDARDS, AND A CAPITAL FIRE FACILITIES AND EQUIPMENT PLAN**

Resolution adopting a Fire Protection System Study, Fire Protection Standards, and a Capital Fire Facilities and Equipment Plan to be used both by the Fire District and the County of Lake in support of New Construction Mitigation Fees and the County enabling ordinance.

**WHEREAS**, a Capital Fire Facilities and Equipment Needs Study of the impacts of contemplated future growth and development on the existing fire services within the boundaries of the South Lake County Fire Protection District, along with an analysis of the need for new public facilities, improvements and equipment required as a result of the new development, was conducted, and said study set forth the relationship between new development, the needed facilities, and the estimated costs of those improvements; and

**WHEREAS**, a Fire Protection System Study has been completed establishing Structural Fire Suppression Standards and Station Location Standards along with Response Standards.

**NOW, THEREFORE, BE IT RESOLVED** that the South Lake County Fire Protection District Board of Directors adopts the findings in both the Capital Fire Facilities and Equipment Needs Study and the Fire Protection System Study to meet the requirements of Government Code Section 66000 and the Lake County Board of Supervisors in its implementation of the enabling Ordinance and Resolutions in order to mitigate the impact of New Growth and Population within the South Lake County Fire Protection District so that adequate fees can be collected and deposited with the Lake County Treasurer for the future expense of the necessary Fire Facilities and Equipment.


**THIS RESOLUTION** was introduced and adopted by the Board of Directors of the South Lake County Fire Protection District at a regular meeting thereof on the 16<sup>th</sup> day of March, 2021 by the following vote:


AYES: *Martinelli, Hoberg, Redford, Bostock, Comisky.*

NOES: *None*

ABSENT OR NOT VOTING: *None*

SOUTH LAKE COUNTY  
FIRE PROTECTION DISTRICT

  
\_\_\_\_\_  
Jim Comisky  
President, Board of Directors

ATTEST   
\_\_\_\_\_  
Gloria Fong  
Clerk to the Board of Directors

**SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT**  
**RE-ADOPTING / UPDATING CAPITAL FIRE FACILITIES AND EQUIPMENT PLAN**

Approved March 16<sup>th</sup>, 2021 by the Board of Directors of the South Lake County Fire Protection District in Resolution No. 2020-21 14.

**I. Introduction**

Like many local agencies, recent fiscal constraints have caused fire departments to reduce staffing and services with no corresponding decrease in demand for services. Recent laws have required fire departments to cease single-person staffing of fire apparatus.

In order to provide stability in the District, the South Lake Fire Protection District (SLCFPD), on June 15, 2000, by Resolution No. 00-08, voted to integrate their services with those of the California Department of Forestry and Fire Protection (CALFIRE) to provide an enhanced level of service at a lesser or an equal cost.

SLCFPD is an independent special district with an elected Board of Directors, which was formed in 1925 as the Middletown Fire Protection District. The Lake County Board of Supervisors appointed the Board of Directors until 1988, when it was changed to an elected board. The District was renamed as the SLCFPD on March 18, 1987.

The south portion of Lake County has experienced rapid growth to meet the housing needs of retired residents, reasonable and affordable housing for people moving here from other areas, geothermal industry employees and a cumulative impact on the District from commuters to larger population centers in Sonoma, Napa and Marin Counties. This area also attracts large numbers of tourists to recreation areas during the summer months.

It is this District's mission to minimize the risks of injuries, fatalities, and property losses through efficient and effective fire protection programs while maintaining a high level of fire suppression of structural, vehicular and wild land fires. Additionally, the mission is to minimize injuries and fatalities related to emergency medical incidents by providing rescue and Advanced Life Support (ALS) ambulance services. However, the demand of rapid growth upon this District has threatened the ability to continue these missions at the current levels.

Because of reduced income to SLCFPD from Proposition 13 in 1978, coupled with the loss of revenue from the Geothermal Industry, SLCFPD cannot provide protection services for the "New Construction" and growth within current fire service operating dollars.

SLCFPD is now approaching a critical point in dealing with impacts of "New Construction." The District cannot continue to absorb new dwellings, businesses, and populations without adding new fire stations, fire apparatus or equipment.

SLCFPD needs New Construction Capital Fire Facilities Mitigation Fees in order to finance protection capital outlay to mitigate the impact of growth and development within the communities of Middletown, Hidden Valley Lake, Anderson Springs, Cobb, Loch Lomond, Jerusalem Valley as well as numerous small developments throughout the District.

This New Construction Capital Fire Facilities and Equipment Plan is formulated to provide the foundation for the enactment of a "New Construction Impact Fee." Government Code 66000 et seq. provides the Lake County Board of Supervisors with the legal authority to enact such a fee for SLCFPD with the procedural steps necessary to meet the local agency requirements. The ten-year plan, originally adopted on January 22, 2001, is being updated to cover the current year and a ten-

year period from July 1, 2019 to June 30, 2029. This plan demonstrates present and future need for fire facilities and equipment to serve increased demand placed on present and future need for fire facilities and equipment to serve increased demand placed on this District by "New Construction." New Construction Capital Fire Facilities Mitigation Fee benefits will be expended proportionately to the location of new development, a corresponding increase in calls, and the fee realized.

## **II. Purpose of Development Fees:**

The purpose of a New Construction Capital Fire Facilities Mitigation Fee in SLCFPD is to mitigate the financial impact of providing additional stations, expanded facilities, and specialized apparatus, while safeguarding life and property protection needs at an acceptable level of service to the citizens of the District. This fee will be designed to place the funding burden for these additional services on the new growth that causes the requirement of them and will now place an additional burden on the taxpayers that have already paid for the existing level of service.

"New Construction" has placed a rapidly increasing financial and operational burden on the Fire Protection System currently provided and is creating the potential for inadequate or overloaded protection coverage for the present existing communities, as well as the protection for additional "New Construction and Development."

This "Plan" will demonstrate the need for a Capital Fire Facilities and Equipment Fee is directly related to fire facilities, expanded facilities, and equipment needs created from this rapid growth in population.

## **III. Guidelines and Justification:**

- 1) Capital Fire Facilities and Equipment Fee will be a charge, per square foot, to be placed on "New Construction" only.
- 2) "New Construction" defined as the original construction of residential dwellings, commercial or industrial occupancies, or any other non-residential improvement unit or the addition of floor space to such existing units. Residential dwelling units shall include mobile homes and individual apartment units.
- 3) This "New Construction" requires the construction, remodel or expansion of Fire Protection Facilities and the acquisition/upgrading of fire equipment.
- 4) If mitigation funding for this expansion or construction of fire facilities and the purchase/upgrading of fire equipment necessitated by "New Construction" are not available, the Fire Protection System in place deteriorates, becoming inadequate to service the increased Fire Protection and Medical Aid needs of both the "New Construction" units and existing communities.
- 5) This over-burdened Fire Protection System places the citizens of "New Construction" units and existing communities in a condition perilous to their personal health and safety.
- 6) Financial impact of "New Construction" on existing Fire Protection Facilities and Equipment cannot be alleviated in a timely manner without being mitigated by New Construction Capital Fire Facilities and Equipment Mitigation Fee.
- 7) SLCFPD does not have existing fire protection facilities and equipment to provide an adequate level of service for further unmitigated growth projected in the numbers of "New Construction" units within the District boundaries.

- 8) For the above reasons, new methods for financing fire protection facilities and equipment necessitated by "New Construction" are needed in the SLCFPD.

#### **IV. Use of Fire Facilities Fees:**

SLCFPD has developed a realistic estimate of needed fire stations and/or expansions and fire equipment needs in which to adequately serve the life and property needs of the existing community, compared with the expected new construction, businesses and increased population in the coming decade.

#### **V. Relationship Between Fees and New Development:**

SLCFPD is currently attempting to provide fire protection services for the new millennium at or near 1980 levels. Structure fire suppression standards require four key elements for effectiveness:

- 1) An adequate water supply
- 2) A capable engine and pump to deliver the water
- 3) A sufficient number of personnel, and
- 4) The appropriate associated equipment

The "New Construction" trends within the District present problems of larger homes and higher valued structures on smaller land areas. These new dwellings will require additional "Fire Flow," more apparatus and strategically located stations staffed by additional personnel in order to provide adequate service.

In addition to its fire suppression role, the District provides ALS to provide every request for emergency medical assistance along with calls for Automatic Aid and Mutual Aid outside the District. Currently, 75% of the "Call Volume" is to "medical aids." As demands for service from the impact of population and density increase, response to these types of calls will accelerate the serviceable life of current apparatus and equipment necessitating earlier replacement. (Replacement standards; Re: NFPA/Industry Standard)

**Exhibit A:** Demonstrates a current building permit rate of 35 per year based upon a ten-year average of residential building permits. Figures provide there are approximately 3484 developable lots in the District. "New Construction" in the ten-year period produced approximately 816,324 square feet of development that requires fire protection.

Exhibit A also shows the impact that construction will have on the District population. At 2.5 persons per dwelling, an average of 88 new people per year, who will demand "medical aid rescue/public service" and fire calls.

Hidden Valley is also planning expansion of community services, businesses, and shopping complexes to conform to their increased home building.

Outlying areas of Middletown such as Cobb and Loch Lomond have 50% of commercial property vacant, which has a potential for approximately 760,000 square feet of commercial floor space. In the Cobb area 46% of rural lands and almost all public lands are within the primary geothermal resource area.

**Exhibit B:** A Facilities Purchase/Expansion Plan; and,

**Exhibit C:** Equipment Upgrade Plan will be maintained for public review and updated annually, prior to the start of each fiscal year, as part of the preliminary budget review process.

**Exhibit D:** Shows the fee structure calculations. The costs of the necessary new fire facilities (fire stations and fire apparatus/equipment) are divided by the square footage of the expected "New Construction" to be served over the next 10 years. This produces a square footage factor for new facilities to be applied to the new construction expected within the District. This method insures that the impact of new growth in populations and dwelling units is mitigated, as the "= New Development" comes into the District.

**Exhibit E:** Fire Protection System Study (updated).

The New Construction Capital Fire Facilities Mitigation Fees as they are collected will be placed in a separate fire district budget account and deposited with the Lake County Treasurer under State Health and Safety Code Section 13854, and the Lake County Fire Mitigation Fee.

## **VI. Summary:**

The New Construction Fire Facilities/Expansions needed to continue/improve current fire protection service levels for "New Construction" expected during the next 10 years cannot be met with District operating funds provided by property tax assessments. It would take approximately 25 years to acquire the fire facilities, needed expansions and equipment from the operating funds to meet the needs generated from "New Construction" for the next 8 to 10 years.

Government Code 66000 provides the procedure and the requirements that a fire district must meet in order for the County to be able to exact the fees necessary to mitigate the impact from new development projects. Updated exhibits demonstrate the need for this fee program to provide the means to add fire facilities/expansion and fire equipment to the Fire Protection System so that they are in place at the same pace that growth is taking place.

**EXHIBIT A****KNOWN DEVELOPMENTS AND NEW DWELLINGS**

Currently, there are approximately 5,088 known single-family dwellings (SFD) within the District.

The September 12, 2015 Valley Fire is reported to have destroyed 1280 SFD. The above SFD number is updated to include non-rebuilt SFDs, that are categorized as additions / remodels; therefore, not included in below "new" builds of updates following the fire.

**Building Permits:**

Lake County Building Department issued 352 residential building permits in a ten-year period.

**Expected New Building Construction During the Next 10 Years:**

Expected new building construction based upon residential building permits issued during the last ten years:

28	in year 2011
31	in year 2012
42	in year 2013
30	in year 2014
24	in year 2015
27	in year 2016
27	in year 2017
43	in year 2018
65	in year 2019
<u>37</u>	in year 2020
354	total dwellings ÷ 10 yrs = 35.4 annual average x 10 yrs = 354 new dwellings

**Average Dwelling Size:**

Average new dwelling based upon residential building permits issued during the last ten years:

1,979	square feet in year 2011
2,024	square feet in year 2012
2,374	square feet in year 2013
2,704	square feet in year 2014
2,699	square feet in year 2015
2,531	square feet in year 2016
2,811	square feet in year 2017
2,110	square feet in year 2018
1,876	square feet in year 2019
<u>1,950</u>	square feet in year 2020
23,058	total square feet divided by 10 = 2,306 average square feet

**Population Impact:**

Lake County uses a 2.5 residency factor for estimating the population within the Census Tracts that cover the District.

354 new dwellings x 2.5 = 885 new residents by 2031 ÷ 10 yrs = 88 new residents per year

**EXHIBIT B**

**FACILITIES EXPANSION/REMODEL**

Meeting the demands of continuing service at current levels in most of the present facilities will require future remodels and/or expansions of those facilities to accommodate the increased call volume brought on by an ever-increasing population within the District caused by New Construction. Each of the District's older fire stations (Cobb, Loch Lomond, and Hidden Valley) is anticipated to require differing levels of expansion/remodel.

A mean average cost projection for this @ \$300.00/square feet is:

Hidden Valley station remodel / addition of approximately 2,190 square feet = 657,000

**TOTAL FACILITIES EXPANSION / REMODEL = 657,000**

**EXHIBIT C****VEHICLE/EQUIPMENT REPLACEMENT PLAN**

Based on the replacement criteria established by the South Lake County Fire Protection District, the following replacement plan may be utilized for budget planning purposes.

<b><u>FY</u></b>	<b><u>Apparatus / Equipment</u></b>	<b><u>Expected Costs</u></b>	<b><u>Sale Value</u></b>	<b><u>Extraordinary Costs (2020 dollars)</u></b>
2021-22	E-6321	320,000	15,000	305,000
2022-23	E-6011	320,000	15,000	305,000
2023-24	E-6221	320,000	15,000	305,000
2024-25	E-6421	320,000	15,000	305,000
2025-26	U-6321	36,000	1,000	35,000
2026-27	P-1426	36,000	1,000	35,000
2027-28	U-6221	36,000	1,000	35,000
	U-6421	36,000	1,000	35,000
2028-29	Amb-6311	225,000	5,000	220,000
2029-30	U-6021	36,000	1,000	35,000
2030-31	WT-6011	185,000	5,000	180,000
<b><u>TOTAL (FY2021-22 TO 2030-31)</u></b>				<b><u>1,795,000</u></b>



**EXHIBIT D****CALCULATIONS OF CAPITAL FIRE FACILITIES  
MITIGATION FEES**

The formula for the following method for preparing calculations and determining mitigation fees for New Construction:

**Square Footage/Costs Calculations:**

A.	354 new dwellings x 2306 square feet = (by the year 2031)	816,324	square feet
B.	Existing Facilities Expansion/Remodel = (by the year 2031)	\$657,000	
C.	Equipment Upgrade Plan = (by the year 2031)	<u>\$1,795,000</u>	

**Capital Fire Facilities/Improvements Total Next 10 Years:      \$2,452,000**

It has been determined that the Fees will be collected as follows:

$$\frac{\$2,452,000}{816,324 \text{ sq. ft.}} = \$3.00 \text{ per square foot}$$

Ordinance No. 2775, adopted by the County of Lake Board of Supervisors June 6, 2006, establishes the fire mitigation fee ceiling at \$1.00 per square foot.

Average square footage of new construction:      2306 x \$1.00/sq. ft. = \$2,306 average fee

This is a projected schedule of priority expenditures. Under Government Code Section 66002, this plan must be updated on an annual basis.

The New Facilities/Equipment and Facilities Expansion/Remodel costs are estimated on current rates, and specifications of these estimates are subject to change with inflation and the final bidding process.

**EXHIBIT E**

**FIRE PROTECTION SYSTEM STUDY 2000**  
**(Updated March 2020)**  
**STUDY OUTLINE**

**INTRODUCTION**

**I. MISSION STATEMENT**

**II. DUTIES AND SERVICES**

**III. STANDARDS**

- A. Response Standard
- B. Station Locations Standards
- C. Structural Fire Suppression Standards

**IV. BACKGROUND**

- A. History
- B. Geographic Profile
- C. Wild land/Rural Interface
- D. Map 1

**V. EXISTING CONDITIONS**

- A. Call Volume
- B. Personnel Requirements
- C. Current Facilities and Equipment
- D. Population
- E. Growth Data

**SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT**  
**FIRE PROTECTION SYSTEM STUDY 2000**  
**(Updated March 2021)**  
**INTRODUCTION**

**I. Mission Statement:**

It is the South Lake County Fire Protection District's (SLCFPD) mission to minimize injuries, fatalities, and property losses through efficient and effective fire protection programs while maintaining a high level of fire suppression of structural, vehicular and wild land fires. In addition, minimizing injuries and fatalities related to emergency medical incidents by providing rescue and Advanced Life Support (ALS) ambulance services.

**II. Duties And Services:**

SLCFPD provides fire menace standby protection, public service assistance, and hazardous materials responses, as well as vegetation management.

Additionally, SLCFPD provides a four-element fire prevention program consisting of engineering, enforcement, education-information and Volunteers in Prevention along with disaster preparedness planning. SLCFPD also provides leadership in emergency incident management, mutual aid and fire safe planning in a cost-effective and innovative manner within the District.

**III. Standards:**

SLCFPD has adopted the California Department of Forestry and Fire Protection (CALFIRE) Fire Safe Standards as fire protection guidelines for existing structures and new development in areas exposed to wild land interface fires as recommended in the Cobb and Middletown Area Plans of 1989. The basis for fire service standards rely on studies of the District, standards and practices of Fire Officers, LAFCO sphere of influence studies, the Lake County General and Community Plans, the Insurance Services Office standards and testing of the Fire Protection System and the National Fire Protection Association Standards.

**Response Standards:** The District currently maintains the following response standards:

The District is divided into Fire Management Areas (FMAS):

- FMA 1 - those areas within a five-minute travel time of a fire station will be known as the urban/suburban zone.
- FMA 2 - include the remainder of the District and will be identified as rural/wild land zone.

**Within:**

- FMA 1 - ALS ambulance unit will arrive at 95% of emergency medical calls within 10 minutes of receipt of call at the fire station.
- FMA 1 - The first engine will arrive at the scene of 90% of fire incidents within five minutes of receipt of call at the fire station. The balance of the "first alarm assignments" will arrive within 10 minutes.

- FMA 2 - ALS ambulance unit will arrive at 90% of emergency medical calls within 15 minutes of receipt of call at the fire station.
- FMA 2 - The first engine will arrive at the scene of 90% of fire incidents within 15 minutes of receipt of the call at the fire station. The balance of resources required for "first alarm assignment" will arrive within 25 minutes.

**Station Location Standards:** In evaluating proposed station locations and their respective priorities, such factors as call incidence and type, population, fire flow requirements, development density and valuation, land use and planned circulation in the service area should be considered.

**Structural Fire Suppression Standards:** Standards are contained in Uniform Fire Code, Uniform Building Code and National Fire Protection Association Standards.

#### **IV. Background:**

SLCFPD is an independent special district with an elected Board of Directors, which was formed in 1925 as the Middletown Fire Protection District. The Lake County Board of Supervisors appointed the Board of Directors until 1988, when it was changed to an elected board. The District was renamed as the South Lake County Fire Protection District on March 18, 1987.

The South Lake County Fire Volunteer Firefighters Association Inc. consists of 35 volunteers. The District was staffed exclusively with volunteers until the first paid member was employed in 1978. The Fire Sirens is a District auxiliary organization, which was established April 1985 and supports programs for the District's operations. The Fire Sirens have provided significant support to this District by raising funds to purchase equipment for the fire department. They also support personnel during training and emergency incidents by providing food and beverages.

In order to provide stability, SLCFPD on June 15, 2000, voted to integrate their services with those of the CALFIRE effective July 1, 2000.

Due to the loss of geothermal tax revenue, fiscal constraints have encouraged SLCFPD to re-negotiate a three-year contract with Calpine in 2013 to provide Emergency Medical Services (Basic and Advanced Life Support), certifiable training to Calpine employees in Standard Industrial First Aid, First Responder and CPR, as well as Fire Prevention and Control training, along with OSHA compliance training to the Calpine Health and Safety group. SLCFPD will also work with Calpine to coordinate the Geysers' Emergency Preparedness and Response Plans and conduct Emergency Response Drills.

**History:** SLCFPD serves an area of approximately 285 square miles in the southern portion of Lake County (see Map 1). Napa County bounds the District on the south, Sonoma County on the west, the Kelseyville Fire Protection District on the north and the Lake County Fire Protection District on the north/east.

In 1949, SLCFPD annexed the areas of the geothermal geyser industry. In October of 1989, the District annexed 6,500 acres in the Loch Lomond area. In 2006, the District annexed 17,000 acres in the Jerusalem Valley area. At this time, mutual aid agreements have also been developed with CALFIRE/Napa County for fire protection and emergency medical services on Highway 29 between the Napa County line and the Robert Louis Stevenson Memorial State Park as well as the area of the Lake/Napa County line on Butts Canyon.

**Geographic Profile:** SLCFPD area includes the communities of Middletown, Hidden Valley, Anderson Springs, Cobb, Loch Lomond, Jerusalem Valley as well as numerous small developments and individual dwellings. The District also serves a portion of the geothermal geyser industry facilities on the western boundary of the District.

SLCFPD contains extensive areas of brush and timber that create high and extreme fire hazards to both urban and rural residential developments in which individual dwellings and small developments have been constructed with concentrations in the central and northern portions of the District. Because of this, the fire district has spearheaded and supported the South Lake Fire Safe Council's Chipper/Abatement Program. Since 2003, the council has funded the completion of over 10 miles of shaded fuel breaks in the communities of Loch Lomond, Pine Summit, Pine Grove, Rancheria, Seigler Canyon, Seigler Springs, the Cobb School, and the Summit Pool.

There are numerous areas within SLCFPD where access for fire fighting apparatus to structures is not available due to inadequate roads or bridges. The load limits on Big Canyon Road bridges prevents access of apparatus and the inability to use this road significantly increases response times from the Middletown and Hidden Valley stations to the Loch Lomond area.

SLCFPD has experienced numerous major fires, documenting the risk of fire within the District. Most of the community of Middletown was destroyed by fire in 1918. Two fires occurred in the 1960's; one burned 52,000 acres and the other burned 15,000 acres. In 1961 the Widow Creek fire destroyed over 10,000 acres, also damaging homes and vehicles. In 1985, the Hidden Valley Lake fire consumed 1,200 acres, destroyed 9 homes, damaged 16 and destroyed 4 vehicles. The Hidden Fire in 2000 consumed 4,000 acres, 1 home and 3 buildings. In September of 2004, the Geysers Fire burned 12,193 acres, destroyed 4 homes, 8 outbuildings and 12 cars, and threatened another 200 homes and 60 outbuildings, costing \$4.4 million. In July of 2006, the 29 Fire burned over 600 acres, destroying one mobile home, three sheds and one travel trailer. On September 12, 2015, the Valley Fire burned 76,067 acres, destroying a total of 1958 structures, including 1,280 homes, 27 multi-family structures, 66 commercial properties and 585 other minor structures; damaging 93 structures, including 41 homes, 7 commercial properties, and 45 other minor structures, injuring 4 firefighters and 4 civilian fatalities.

The major contributing factors to possible major fire disasters (fuel density, topography and weather) continue to exist. With continuous development and increased population within SLCFPD, the potential for major fire occurrences will significantly increase unless adequate fire prevention and control programs are maintained/improved.

There is potential for major industrial fire losses at the Geothermal Power Plants. Additionally, emergency medical incidents and vehicle accidents present a major potential for multiple injuries on the roadways within SLCFPD. In 1980, a tractor-trailer hauling waste materials collided with two vans and one passenger vehicle resulting in 8 fatalities and 10 injuries. During the summer months of 2000, there were 12+ fatalities and numerous injuries on the District highways. During the summer of 2005, a duel fuel tanker overturned on Highway 29 activating response from the hazardous material team. From 2005 through 2007, there were 5 fatalities on Highway 29 and 1 in the community of Hidden Valley Lake. During 2008, there were 2 fatalities on Highway 29 and 2 on Highway 175. During 2009, there were 3 fatalities on Highway 29 and 2 on Butts Canyon. Also during 2009, there were 2 fatalities from a mid-air collision between a glider and tow plane. In 2010, there was one fatality on Highway 29.

**Wild land and Rural Interface:** SLCFPD is predominately wild land/urban interface and is entirely within State Responsibility Area. A vast majority of SLCFPD has been designated by CALFIRE as very high fire hazard area due to the density of vegetation, topography and climatic conditions during the declared fire season.

**V. Existing Conditions:****Call Volume:**

1994= 406	2003= 881	2012= 1201
1995= 372	2004= 1122	2013= 1423
1996= 425	2005= 772	2014= 1306
1997= 634	2006= 787	2015= 1415
1998= 770	2007= 810	2016= 1233
1999= 752	2008= 869	2017= 1322
2000= 810+	2009= 876	2018= 1643
2001= 960+	2010= 979	2019= 1787
2002= 989	2011= 1173	2020= 1484

**Personnel Requirements:** Established standards for staffing needs are based upon pump delivery capabilities. NFPA requires four firefighters per each 250 GPM plus one officer. NFPA recommends that 4 volunteers are needed in response.

Each firefighter must be in safety clothing as regulated by OSHA for personal safety. This includes self-contained breathing apparatus and personal alarms. This safety clothing is both legal equipment and a necessity to protect firefighters from costly injury when working in extremely dangerous and hostile environments. In addition to clothing, there are various types of equipment that need to be carried on the fire apparatus so the firefighters can apply water to the fire, gain entry to the structure and a multitude of tasks necessary for proper fire extinguishment and overhaul. NFPA pamphlet #19 is a minimum guide used by many fire departments when selecting the support equipment to be carried on fire apparatus.

**Current Facilities and Equipment:****Station 60: 21095 Hwy 175, Middletown, CA (District Headquarters)  
11,650 square feet built in 1992**

This building is two stories and is owned by the District. The station has a conference room, administrative/personnel office, meeting room/kitchen area, two bathrooms, and four bay sections with drive through opening doors on the first floor. The second floor has living quarters with four sleeping rooms, full kitchen, computer bay and living quarters, two full sized bathrooms each with lockers, change stations and showers. On site is an emergency propane generator.

This building is sprinklered.

The equipment housed at this station is Engine 6011 and 6031, Water Tender 6011, Rescue 6031, Medic 6011 and 6012, OES 359 and staff pickup.

**Station 62: 16547 Hwy 175, Cobb, CA 5,520 square feet built in 1972**

This building is single story concrete block and is owned by the District. There is no shop area. The station has five apparatus bays consisting of 2,740 square feet, a 740 square feet kitchen area and living/office space with 2-bed dormitory, two 60 square feet bathrooms, a 500-gallon gasoline fuel tank, a 500-gallon diesel tank, and an emergency propane generator.

The addition of a 1,920 modular in fiscal year 2012-13 replaced the inadequate 740 square feet, less than ideal area with no separation between work and living quarters. The addition allows for expansion of staffing levels based on emergency activity or public demand placed on the station by development and growth.

The inadequate area will become the office space, creating a more inviting and professional office environment for the public to conduct business.

This building is not sprinklered.

The equipment housed at this station is Engine 6221 and 6231, Medic 6211, Snow Cat 6201, and Utility 6221.

**Station 63: 19287 Hartmann Rd, Hidden Valley Lake, CA 2,740 square feet built in 1980**

This building is a two story concrete block and is owned by the District. The lot size is 275,000 square feet and is owned by the District. There is no shop or storage area. The station has three apparatus bays consisting of 1,620 square feet and living quarters with dormitory of 1,120 square feet (720 square feet downstairs and 400 square feet upstairs), and emergency propane generator.

This building is not sprinklered.

The equipment housed at this station is Engine 6321, Medic 6311, and Utility 6321.

**Station 64: 10331 Redwood Rd, Loch Lomond, CA, 3,600 square feet built in 1959**

This building is a single story frame/concrete block and is owned by the District. The station has four apparatus bays consisting of 2,400 square feet, kitchen area, two bathrooms of 80 square feet, and an emergency propane generator.

This building is not sprinklered.

The equipment housed at this station is Engine 6421, Utility 6421, and Water Tender 6411.

**Population:** The District has an area of 285 square miles with a current population of approximately 11,000 residents living in 4 distinct communities. The 1998-99 assessed valuation is \$893 million. There has been a remarkable increase in the rapid sale of homes throughout the county. Affordable housing has caused an influx of new homeowners and developers. With this huge amount of new construction of homes, brings increased populations that will bring demands for more retail businesses to the area.

**Growth Data:** Lake County is one of the fastest growing counties in the state. As the population increases, a once adequate rural fire protection system based on fire flow and fire protection capability will no longer be sufficient. In addition to fire protection problems posed by growth, the issues of larger dwelling structures requiring greater fire flow considerations requires a rapid and effective response to every call with adequate equipment and water essential to preventing a catastrophic fire (as experienced in Nevada County in 1988 during the 49er Fire).

**Other Known New Construction And Proposed New Development Include:**

Kimco Development proposal in the Hidden Valley area includes 380 single family houses, a 50 to 60-unit apartment building, a 50-unit senior apartment complex, a 49-bed assisted care facility, 105,000 to 120,000 square feet of retail space, 15,000 to 20,000 square feet movie theater, 50,000 square feet motel, and 20,000 to 30,000 square feet of general office. In 2020, they began construction of 18,000 square feet grocery building.

Meadowwood Subdivision is developing a 46-unit subdivision at Santa Clara Road and Timm Way in Middletown in two phases.

Apartment complexes and cluster homes are currently being built in Middletown and more have been proposed.

Calpine's Geothermal Industry is expanding at the Geysers.

Pinnacle Homes have purchased the Crazy Creek Glider property and propose to build 50 to 300 homes at the 487-acre site at 18896 Grange Road.

Renovation and construction of new facilities is proposed for the resort property historically known "Howard Hot Springs." Avalon Springs plans to serve an anticipated 120 customers per day in 67 guest units. An additional 30 units are also proposed for the housing of approximately 60 on-site employees. The project proposal is broken into three phases: The first phase focuses on the renovation of the existing lodge and renovation of guest units and hot springs facilities. Phase two will further develop the site's meeting capacity, development of additional resort services, employee housing and the development of a new campground facility. The final phase of the project includes the full build-out of the proposed eco-village and development of the Special Events site.

The Old Hoberg Resort was purchased by Golden Leaf Productions with the intent of revitalizing the property and bringing it back as a resort providing conference spaces, guest accommodations, a timeshare component with many other amenities. Movie shots are planned for the property. The project will be completed in phases over the next several years.

Tenant occupancies located within the Coyote Valley Plaza now have new businesses, a pharmacy, restaurant, fitness center, and two other business type establishments have already taken hold with several more spaces left to be filled in 2012.

Seen in Middletown are the re-establishment of the Jolly Cone and other tenant improvements.

The Guenoc Valley Proposed Development Project consists of development of a master planned mixed-use resort and residential community within the 16,000-acre Guenoc Valley Ranch property in southeast Lake County, off-site workforce co-housing located in central Middletown, and a new or improved well and new water supply pipeline.