

YUBA LOCAL AGENCY FORMATION COMMISSION

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YUBA LOCAL AGENCY FORMATION COMMISSION

AGENDA

REGULAR MEETING

Wednesday, March 5, 2025, at 6:00 P.M.

Board of Supervisors Chambers

915 8th Street – Marysville, California 95901

1. Call To Order:

A. Roll Call:

Commissioners

Kuldip Atwal, Public Member
Renick House, County Member
Brad Hudson, City Member - **Chair**
Andy Vasquez, County Member
Angela Teter, City Member

Alternates:

Jon Messick, County Member Alternate
Dennis Pinney, Public Member Alternate
Chris Branscum, City Member Alternate
(Temporary City Alternate, Bruce Buttacovoli)

2. Pledge of Allegiance:

3. Election of Officers:

In accordance with LAFCO's Bylaws, Conduct Election of new Vice-chair to serve the remainder of Fiscal Year 2024-2025.

A. Election of Vice-Chair for remainder of Fiscal Year 2024-2025.

4. Approval of Minutes:

A. Approval of meeting minutes from the September 4, 2024, meeting.

5. Public Comment

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 3 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matters brought up under public comments for appropriate action at a future meeting.

6. Action Items:

A. LAFCO Office Rental Lease Renewal.

Action: Approve and authorize the Executive Officer to sign the LAFCO office rental lease renewal in the amount of \$725 per month (a \$25 increase), beginning April 1, 2025 thru March 31, 2026.

B. Yuba LAFCO meeting schedule for 2025.

Action: Approve Yuba LAFCO meeting schedule for 2025

C. Ad-hoc Budget Committee for fiscal year 2025/2026.

Action: Appoint Ad-hoc Budget Committee for Fiscal Year 2025/2026

D. Consider making LAFCO meetings accessible to the public via Zoom.

Action: Determine if future LAFCO meetings shall also be accessible to the public via a teleconferencing video Zoom meeting link included in each agenda.

E. CALAFCO Staff Conference:

Action: Authorize Executive Officer to attend the Calafco Staff Conference in Temecula, CA on April 30th thru May 2nd, 2025.

7. Other Business:

A. Fire MSR Update/Workshop:

Status update from John Benoit on Municipal Service Review for South County Fire Districts

8. Executive Officers and Commissioners Reports:

- A. Update on pending projects.
- B. Reminder-700 Forms due April 1, 2025.
- C. Senate Bill (SB) 1209 –Indemnification Bill
- D. CALAFCO News
- E. CALAFCO Annual Conference Oct. 22nd thru Oct. 24, 2025, San Diego, CA.

9. Adjourn to the next regular meeting on May 7, 2025, at 6:00 pm
Commissioners – Please contact your alternate if you are unable to attend this meeting.

Alternates are: City - Chris Branscum, City Member Alternate
(Temporary City Alternate, Bruce Buttacovoli)
County - Jon Messick
Public - Dennis Pinney

The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.



Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1

Public Comment

Members of the public may address the Commission on items not appearing on the agenda, as well as any item that does appear on the agenda, subject to the following restrictions:

- Items not appearing on the agenda must be within the Commission’s subject matter jurisdiction.
- No action shall be taken on items not appearing on the agenda unless otherwise authorized by Government Code Section 54954.2 (known as the Brown Act, or California Open Meeting Law).
- The total amount of time allotted for receiving public comment may be limited to 15 minutes.
- Any individual’s testimony may be limited to 3 minutes. Time to address the Commission will be allocated on the basis of the number of requests received. If you would like an item placed on a future agenda, you may do so by contacting the Commission at (530) 749-5467.

Procedure for Public Hearing:

The public may address the Commission on each agenda item during the Commission’s consideration of the item. When doing so, and when commenting on non-agenda items, we ask that the public kindly be recognized by the Chair before speaking, and to please keep their remarks brief. If several persons wish to address the Commission on the same item, or if any person’s comments are excessive, the Chair may limit any person’s input to 3 minutes. Written statements may be submitted in lieu of or addition to supplement oral statements made during a public hearing.

Accessibility

The telephonic/video meeting location is accessible to people with disabilities. Every reasonable effort will be made to accommodate participation of the disabled in all of the Commission’s public meetings. If particular accommodations for the disabled are needed or a reasonable modification of the teleconference procedures are necessary (i.e., disability-

related aids or other services), please contact the Clerk at (530) 749-5467 at least 24 hours in advance of the meeting. An interpreter for the hearing-impaired may be made available upon request to the Clerk 72 hours before a meeting.

Disclosure & Disqualification Requirements

Any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Yuba LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 et seq. Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an “entitlement for use” (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

Late-Distributed Materials. Any material submitted to the Commission after this agenda is posted will be made available for public inspection as soon as possible in the LAFCO office, as indicated below.

Contact LAFCO Staff: LAFCO staff may be contacted at 530-749-5467 or by mail at Yuba LAFCo c/o Paige Hensley, Executive Officer, 417 4th Street, Marysville, CA 95901 or by email phensley@yuba.gov

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ACTION MINUTES
YUBA LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING
 September 4, 2024

1. CALL TO ORDER:

At 6:03 p.m. the Yuba County Local Agency Formation Commission (LAFCO) was called to order by the Chair Hudson, along with Commissioners Atwal, Vasquez, West and Public Alternate Pinney were present. Commissioners Messick, County Alternate Fuhrer, and City Alternate Teter were absent. Also present were Executive Officer-Paige Hensley and Legal Counsel-Mackenzie Anderson.

2. PLEDGE OF ALLEGIANCE:

Commissioner Hudson led the commission in the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

A. Approval of special meeting minutes from July 24, 2024, special meeting.

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner West, the Commission voted to approve the minutes from the July 24th, 2024 meeting with the following 4 to 0 vote: **AYES:** Atwal, Hudson, Vasquez, West; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Messick

4. PUBLIC COMMENT:

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 3 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matter brought up under public comments for appropriate action at a future meeting.

Dane Wadle from CSDA introduced himself and informed the Commission of the Resources available to special districts thru the California Special District Association.

5. ACTION ITEMS:

A. **L AFC-24-0003/Bains/City of Wheatland Annexation:** A request from the City of Wheatland to annex approximately 1.8 acres into the City of Wheatland. The project area is

located north of the City of Wheatland, at 1973 State Highway 65 and is known as APN No. 015-260-004.

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner West, the Commission unanimously voted to adopt Resolution No. 2024-10, approving the Bains/Wheatland with the following 4 to 0 vote: **AYES:** Atwal, Hudson, Vasquez and West; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Messick

6. **Biennial Review of the Conflict of Interest Code for Yuba LAFCO:**

Action: Upon motion by Commissioner Vasquez and seconded by Commissioner West, the Commission unanimously voted to authorize the Executive Officer to sign and transmit the Biennial Notice to the Clerk of the code reviewing body with the following 4 to 0 vote: **AYES:** Atwal, Hudson, Vasquez and West; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Messick

7. **New Nomination for the Voting Delegate:**

Action: The Commission unanimously appointed Commissioner Vasquez as the new voting delegate to represent Yuba LAFCO at the CALAFCO Annual Conference, October 16 thru 18, 2024 at the Tenaya Lodge in Fish Camp.

8. **EXECUTIVE OFFICERS AND COMMISSIONERS REPORTS:**

A. Update on pending projects.

Paige Hensley, Deputy Executive Officer updated the commission on the following pending projects:

- Rio Del Oro Annexations
- Out of Agency Agreement for Bishops Pumpkin Farm

9. **ADJOURN TO THE NEXT REGULAR MEETING ON WEDNESDAY NOVEMBER 6TH, 2024.**

There being no further business, the meeting was adjourned at 6:15 p.m. to the next regular meeting on November 6th, 2024, at 6:00 p.m. in the Board of Supervisors Chamber, at 915 8th Street, Marysville, CA 95901.

Approved,

Brad Hudson, Chair

ATTEST: PAIGE HENSLEY
EXECUTIVE OFFICER

By: Paige Hensley, Executive Officer



MODIFICATION OF LISTING, BUYER REPRESENTATION OR OTHER AGREEMENT BETWEEN PRINCIPAL AND BROKER

(C.A.R. Form MT, Revised 12/23)

The Listing Agreement Buyer Representation Agreement, Other Commercial Lease Agreement dated 12/06/2021, between Melia Campbell ("Broker") and Yuba LAFCO ("Principal"), regarding the real property, manufactured home or business described as 417 4th Street Units C & D, Marysville, CA 95901 is modified as follows:

PRICE: The listing price, price range, lease or rental amount shall be changed to: Seven Hundred Twenty-Five Dollars (\$ 725.00)

EXPIRATION DATE: The expiration date is changed to: 03/31/2026

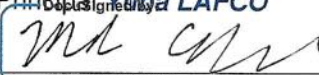
NOTE: If the listing agreement is an exclusive right to sell (C.A.R. Form RLA) or a seller reserved listing (C.A.R. Form RLA-SR) for residential property improved with one to four units, the renewal may not last longer than 12 months. This restriction does not apply if Seller is a corporation, LLC or partnership. It is unlawful to record or file the listing agreement, or a memorandum or notice thereof, with the county recorder.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN PRINCIPAL AND BROKER (REAL ESTATE COMMISSIONS INCLUDE ALL COMPENSATION AND FEES TO BROKER).

OTHER: Rent increase to begin 4/1/2025.

All other terms of the Listing Agreement, Buyer Representation Agreement, or other agreement as applicable, remain in full force and effect, except as modified herein.

I acknowledge that I have read, understand and received a copy of this Modification of Terms.

Principal Yuba LAFCO Date _____

Principal Melia Campbell Date Feb 7, 2025 | 4:15 PM PST

Real Estate Broker (Firm) _____ DRE Lic # _____

By _____ DRE Lic # _____ Date _____

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MT REVISED 12/23 (PAGE 1 OF 1)



2025 YUBA LAFCO MEETING SCHEDULE

<u>Regular Meeting Dates</u>	<u>Alternate Meeting Dates</u> (held only as needed)
January 1, 2025	February 4, 2025
March 5, 2025	April 2, 2025
May 7, 2025	June 4, 2025
July 2, 2025	August 6, 2025
September 3, 2025	October 1, 2025
November 5, 2025	December 3, 2025

Regular meetings of the Commission are scheduled for the *first* Wednesday of every odd numbered month at 6:00 p.m. in the Yuba County Board of Supervisors Chambers, at 915 8th Street – Marysville, California 95901. The Commission may, at its own discretion, meet at a different time or place from time to time, provided that public notice of such time and place is given in accordance with the Ralph M. Brown Act, Government Code Section 54954 et seq. and applicable provisions of the LAFCO Act.

Alternative meeting dates on even-numbered months are listed on the schedule but are only held as needed.

The Chair or Executive Officer may call a special meeting of the Commission. The Chair shall call a special meeting if requested by two or more Commissioners. Any special meetings of the Commission shall be called in the manner provided by Section 54956 of the Government Code. The order calling the special meeting shall specify the time and place of the meeting and the business to be conducted and no other business shall be conducted at that meeting. The special meeting may be called for any day prior to the date established for the next regular meeting of the Commission.

**YUBA
LOCAL AGENCY FORMATION COMMISSION
(LAFCo)**

**MUNICIPAL SERVICE REVIEW (MSR)
AND
SPHERE OF INFLUENCE (SOI)**

FIRE PROTECTION DISTRICTS

Linda Fire Protection District

**Plumas Brophy Fire Protection District &
City of Wheatland - Wheatland Fire Authority**

**Olivehurst Public Utility District – Fire & EMS
Service**

Hallwood Community Services District

City of Marysville – Fire Service

March 2025

EXECUTIVE OFFICER'S STATEMENT

This report examines the fire protection and emergency services agencies in Yuba County. While various issues and alternatives are reviewed, this in no way diminishes the respect and appreciation for all of the fire fighters, emergency response personnel and support staff working within Yuba County.

DRAFT

TABLE OF CONTENTS

1 INTRODUCTION 1

2 FIRE PROTECTION AND EMS IN YUBA COUNTY 8

3 LINDA FIRE PROTECTION DISTRICT 18

**4 PLUMAS BROPHY FIRE PROTECTION DISTRICT AND CITY OF WHEATLAND -
WHEATLAND FIRE AUTHORITY 34**

5 OLIVEHURST PUBLIC UTILITY DISTRICT – FIRE AND EMS SERVICE 46

6 HALLWOOD COMMUNITY SERVICES DISTRICT 60

7 CITY OF MARYSVILLE – FIRE SERVICE 68

APPENDIX A LOCAL GOVERNMENT FUNDING ISSUES 79

**APPENDIX B SUBDIVISIONS UNDER CONSTRUCTION AND APPROVED MAPS
AND TRENDS 83**

ABBREVIATIONS 87

DEFINITIONS 90

REFERENCES 91

PREPARERS 92

1 INTRODUCTION

1.1 Local Agency Formation Commission (LAFCo) History

This report is prepared pursuant to State Legislation enacted in 2000 that requires Yuba LAFCo to complete a comprehensive review of municipal service delivery and update the spheres of influence (SOIs) of all agencies under LAFCo's jurisdiction. This chapter provides an overview of LAFCo's history, powers and responsibilities. It discusses the origins and legal requirements for preparation of a Service Review commonly referred to as a Municipal Service Review (MSR). Finally, the chapter reviews the process for MSR review, MSR approval and SOI updates.

After World War II, California experienced dramatic growth in population and economic development. With this boom came a demand for housing, jobs and public services. To accommodate this demand, many new local government agencies were formed, often with little forethought as to the ultimate governance structures within a given region. A lack of coordination and adequate planning led to a multitude of overlapping, inefficient jurisdictional and service area boundaries, many of which resulted in the premature conversion of California's agricultural and open-space lands and duplication of services.

Recognizing this problem, in 1959, Governor Edmund G. Brown, Sr. appointed the Commission on Metropolitan Area Problems. The Commission's charge was to study and make recommendations on the "misuses of land resources" and the growing complexity of local governmental jurisdictions. The Commission's recommendations on local governmental reorganization were introduced in the Legislature in 1963, resulting in the creation of a Local Agency Formation Commission, or "LAFCo," operating in every county.

LAFCo was formed as a countywide agency to discourage urban sprawl and to encourage the orderly formation and development of local government agencies within its jurisdiction. LAFCo is responsible for coordinating logical and timely changes in local governmental boundaries; including annexations and detachments of territory, incorporations of cities, formations of special districts, and consolidations, mergers and dissolutions of districts, as well as reviewing ways to reorganize, simplify, and streamline governmental structure.

The Commission's efforts are focused on ensuring services are provided efficiently and economically while agricultural and open-space lands are protected or conserved to the extent possible. To better inform itself and the public in compliance with the State Law; LAFCo conducts MSR's to evaluate the provision of municipal services for service providers within its jurisdiction.

LAFCo regulates, through approval, denial, conditions and modification, boundary changes proposed by public agencies or individual voters and landowners. It also regulates the extension of public services by cities and special districts outside their boundaries. LAFCo is empowered to initiate updates to the SOIs and proposals involving the dissolution, consolidation or formation of special districts, establishment of subsidiary districts, and any reorganization including such actions. Where LAFCo is not given specific authority, LAFCo actions must originate as petitions from affected voters or landowners, or by resolutions by affected cities or special districts.

A Plan for Services is required in Government Code Section 56653. A Plan for Services must include the following information: An enumeration and description of services to be provided, the level and range of those services, an indication of how those services are to be extended into the territory, an indication of any improvements or upgrading of structures, information on how the services are to be financed.

1.2 Preparation of the MSR

Research for this Municipal Service Review (MSR) was conducted in 2024. This MSR is intended to support preparation and update of Sphere of Influence, in accordance with the provision of the Cortese-Knox-Hertzberg Act. The objectives of this Municipal Service Review (MSR) are as follows:

- To develop recommendations that will promote more efficient and higher quality service options and patterns
- To identify areas for service improvement
- To assess the adequacy of service provision as it relates to determination of appropriate sphere boundaries.

While LAFCo prepared the MSR document, given budgetary constraints, LAFCo did not engage the services of experts in engineering, hydrology, geology, water quality, fire protection, accounting or other specialists in related fields, but relied upon published reports and available information. Insofar as there is conflicting or inconclusive information LAFCo staff may recommend the fire protection districts retain a licensed professional or expert in a particular field for an opinion.

Therefore, this MSR reflects LAFCo's recommendations, based on available information during the research period and provided by district staff to assist in its determinations for service improvement; and assessing the adequacy of service provision by the various fire protection districts. Additional information on local government funding issues is found in Appendix A at the end of this report.

1.3 Role and Responsibility of LAFCo

Local Agency Formation Commissions (LAFCos) in California are independent agencies created by the California Legislature in 1963 for the purpose of encouraging the orderly formation of local government agencies and conserving and preserving natural resources. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) is the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence (SOI) of each local agency.

LAFCos are responsible for coordinating logical and timely changes in local governmental boundaries, conducting special studies that review ways to reorganize, simplify, and streamline governmental structure, preparing a review of services called an MSR, and preparing an SOI thereby determining the future "probable" boundary for each city and special district within each county.

The Commission's efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected. Often citizens are confused as to what LAFCo's role is. LAFCOs do not have enforcement authority, nor do they have the authority to initiate a city or district annexations and detachment proceedings. LAFCOs may initiate consolidation or dissolution proceedings; however, these proceedings are subject to voter approval or denial.

The Legislature has given LAFCOs the authority to modify and any proposal before it to ensure the protection of agricultural and open space resources, discourage urban sprawl and promote orderly boundaries and the provision of adequate services.

The Governor's Office of Planning and Research (OPR) has issued Guidelines for the preparation of an MSR. This MSR adheres to the procedures set forth in OPR's MSR Guidelines. An SOI is a plan for the probable physical boundaries and service area of a local agency, as determined by the affected Local Agency Formation Commission (Government Code Section 56076). Government Code Section 56425(g) requires that each SOI be updated no less than every five years, as necessary and Section 56430 provides that an MSR shall be conducted and adopted prior to an SOI update.

1.4 Municipal Services Review Requirements

Effective January 1, 2002, and subsequently amended, LAFCo is required to conduct a review of municipal services provided in the county by region, sub-region or other designated geographic area, as appropriate, for the service or services to be reviewed, and prepare a written statement of determination with respect to each of the following six topics (Government Code Section 56430):

1. Growth and population projections for the affected area
2. The location and characteristics of any disadvantaged unincorporated communities (DUC) within or contiguous to the sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
4. Financial ability of agencies to provide services
5. Status of, and opportunities for shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies.

1.5 Municipal Services Review Process

For local agencies, the MSR process involves the following steps:

1. Outreach: LAFCo outreach and explanation of the project
2. Data Discovery: provide documents and respond to LAFCo questions
3. Map Review: review and comment on LAFCo draft map of the agency's boundary and sphere of influence
4. Profile review: internal review and comment on LAFCo draft and MSR
5. Public Review Draft MSR: review and comment on LAFCo draft MSR
6. LAFCo Hearing: attend and provide public comments on MSR

MSRs are exempt from the California environmental Quality Act (CEQA) pursuant to Section 15262 (feasibility or planning studies) or Section 15306 (information collection) of the CEQA Guidelines. LAFCo's actions to adopt MSR determinations are not considered "projects" subject to CEQA. The MSR process does not require LAFCo to initiate changes of organization based on service review findings, only that LAFCo identify potential government structure options.

However, LAFCo, other local agencies, and the public may subsequently use the determinations to analyze prospective changes of organization or reorganization or to establish or amend SOIs. Within its legal authorization, LAFCo may act with respect to a recommended change of organization or reorganization on its own initiative (e.g., certain types of consolidations), or in response to a proposal (i.e., initiated by resolution or petition by landowners or registered voters).

Once LAFCo has adopted the MSR determinations, it must update the SOI for each jurisdiction. The LAFCo Commission determines and adopts the spheres of influence for each agency. A CEQA determination is made by LAFCo on a case-by-case basis for each sphere of influence action and each change of organization, once the proposed project characteristics are sufficiently identified to assess environmental impacts.

1.6 Sphere of Influence Update Process

The Commission is charged with developing and updating the Sphere of Influence (SOI) for each city and special district within the county.¹ An SOI is a LAFCo-approved plan that designates an agency's future boundary and service area. Spheres are planning tools used to provide guidance for individual boundary change proposals and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory cannot be annexed by LAFCo or a city or district unless it is within that agency's sphere and complies with MSR and SOI terms and conditions.

The purposes of the SOI include the following:

- To ensure the efficient provision of services
- To discourage urban sprawl and premature conversion of agricultural and open space lands
- To prevent overlapping jurisdictions and duplication of services

¹ The initial statutory mandate, in 1971, imposed no deadline for completing sphere designations. When most LAFCos failed to act, 1984 legislation required all LAFCos to establish spheres of influence by 1985.

LAFCo may not directly regulate land use, dictate internal operations or administration of any local agency, or set rates. LAFCo is empowered to enact policies that indirectly affect land use decisions. On a regional level, LAFCo promotes logical and orderly development of communities as it considers and decides individual proposals. LAFCo has a role in reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of current and future area residents and property owners.

The Cortese-Knox-Hertzberg (CKH) Act requires LAFCos to develop and determine the SOI of each local governmental agency within its jurisdiction and to review and update the SOI every five years, as necessary. LAFCos are empowered to adopt, update and amend an SOI. They may do so with or without an application. Any interested person may submit an application proposing an SOI Amendment.

While SOIs are required to be updated every five years, as necessary, this does not necessarily define the planning horizon of the SOI. The term or horizon of the SOI is determined by each LAFCo.

LAFCo may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. In determining the SOI, LAFCo is required to complete an MSR and adopt the six determinations previously discussed. In addition, in adopting an SOI, LAFCo must make the following five determinations as required in Government Code Section 56425(e):

- Present and planned land uses in the area, including agricultural and open-space lands.
- Present and probable need for public facilities and services in the area.
- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- Existence of any social or economic communities of interest in the area if the commission determines these are relevant to the agency.

For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.²

The CKH Act stipulates several procedural requirements in updating SOIs. It requires cities to file written statements on the class of services to be provided and LAFCo must clearly establish the location, nature and extent of services provided by special districts.

By statute, LAFCo must notify affected agencies 21 days before holding the public hearing to consider the SOI and may not update the SOI until after that hearing. The LAFCo Executive Officer must issue a report including recommendations on the SOI amendments and updates under consideration at least five days before the public hearing.

² California Government Code Section 56425 (e)(5)

1.7 Possible Approaches to the Sphere of Influence

LAFCo may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. Based on review of the guidelines of Yuba LAFCo as well as other LAFCos in the State, various conceptual approaches have been identified from which to choose in designating an SOI. These seven approaches are explained below:

1) Coterminous Sphere:

A Coterminous Sphere means that the Sphere of Influence for a city or special district is the same as the existing boundaries of the city or district. This is the recommendation in this report since there are no anticipated or contemplated annexations for the fire protection districts at this time.

2) Annexable Sphere:

A sphere larger than the agency's boundaries identifies areas that the agency is expected to annex. The annexable area is outside the district boundaries and inside the sphere of influence.

3) Detachable Sphere:

A sphere that is smaller than the agency's boundaries identifies areas the agency is expected to detach. The detachable area is within the agency's boundary but not within its sphere of influence.

4) Zero Sphere:

A zero sphere indicates the affected agency's public service functions should be reassigned to another agency and the agency should be dissolved or combined with one or more other agencies.

5) Consolidated Sphere:

A consolidated sphere includes two or more local agencies and indicates the agencies should be consolidated into one agency.

6) Limited-Service Sphere:

A limited-service sphere is the territory included within the SOI of a multi-service provider agency that is also within the boundary of a limited purpose district which provides the same service (e.g., fire protection), but not all needed services. Territory designated as a limited-service SOI may be considered for annexation to the limited purpose agency without detachment from the multi-service provider.

This type of SOI is generally adopted when the following conditions exist:

- The limited-service provider is providing adequate, cost effective and efficient services.
- The multi-service agency is the most logical provider of the other services
- There is no feasible or logical SOI alternative
- Inclusion of the territory is in the best interests of local government organization and structure in the area.

Government Code Section 56001 specifically recognizes that in rural area it may be appropriate to establish limited purpose agencies to serve an area rather than a single service provider, if multiple limited-purpose agencies are better able to provide efficient services to an area rather than one service district.

Moreover, Government Code Section 56425(l), governing sphere determinations, also authorizes a sphere for less than all of the services provided by a district by requiring a district affected by a sphere action to “establish the nature, location, and extent of any functions of classes of services provided by existing districts” recognizing that more than one district may serve an area and that a given district may provide less than its full range of services in an area.

1.8 Description of the Public Participation Process

The LAFCo proceedings are subject to the provisions of California’s open meeting law, the Ralph M. Brown Act (Government Code Sections 54950 et seq.). The Brown Act requires advance posting of meeting agendas and contains various other provisions designed to ensure that the public has adequate access to information regarding the proceedings of public boards and commissions. Yuba LAFCo complies with the requirements of the Brown Act.

The State MSR Guidelines provide that all LAFCos should encourage and provide multiple public participation opportunities in the MSR process.

2 FIRE PROTECTION IN YUBA COUNTY

2.1 Comparison of Fire Protection Districts

Fire protection service providers in Yuba County include the Plumas Brophy FPD and the City of Wheatland which together provide services as the Wheatland Fire Authority; the Linda FPD which works with the City of Marysville which also contracts with Hallwood CSD, and the Olivehurst Public Utility District.

A brief comparison of the fire protection districts is shown in the following table:

FIRE PROTECTION DISTRICTS, YUBA COUNTY, CALIFORNIA						
FPD Name	Population Estimate	Revenue Budget 2024-2025	Expense Budget 2024-25	Parcel Tax for SFD* /Developer fee	Stations	Calls
Plumas Brophy FPD	2,281		\$685,304	\$74.88 + CPI	1	
City of Wheatland	4,124		\$307,804	\$74.88 + CPI	1	
Wheatland JPA Fire	6,405	\$885,279	\$856,000	\$74.88 + CPI	3	1,069
Linda Fire Protection District	38,371 2024 estimate	\$9,896,129	\$4,784,791 Expenses Budget \$5,096,433 Capital Budget	\$1.22 Sq. ft. Light Hazard Construction to \$3.66 per Sq. Ft for Heavy Hazard. Direct Assessments of \$671,984	2 Staffed 1 unstaffed	5,280
Marysville City	12,674 (US Census Bureau 2023)	\$2,938,648	\$2,506,470 (2021-2022)		2	3,368
Hallwood CSD	2,000	\$216,313	\$216,313	\$55.00 adjusted per the CPI	1	Included. with Marysville Fire Dept.
Olivehurst Public Utility District	10,000 Assuming 2.5 persons Per Dwelling unit	\$1,007,100	\$3,310,937 Fire Equip Purchase \$2,077,606	Fees based upon Type and sq. ft. \$0.72-\$2.08	1	1902

*SFD is a Single Family Dwelling

2.2 Insurance Services Office Fire Safety Rating System

2.2.1 Fire Safety Rating System Process

The Insurance Services Office (ISO) collects and evaluates information from communities in the US on their structure fire suppression capabilities. The data is analyzed using s Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC©) grade is assigned to the community.³

A community's PPC grade depends on the following four factors:

1. *Needed Fire Flows, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.*
2. *Emergency Communications, including emergency reporting, telecommunicators, and dispatching systems.*
3. *Fire Department, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.*
4. *Water Supply, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.*

A review of the Emergency Communications accounts for 10% of the total classification. This section is weighted at 10 points, as follows:

- Emergency Reporting 3 points
- Telecommunicators 4 points
- Dispatch Circuits 3 points

A review of the Fire Department accounts for 50% of the total classification. ISO focuses on a fire department's first alarm response and initial attack to minimize potential loss. The fire department section is weighted at 50 points, as follows:

- Engine Companies 6 points
- Pump Capacity 3 points
- Reserve Ladder/Service Trucks 0.5 points
- Deployment Analysis 10 points
- Training 9 points
- Community Risk Reduction 5.5 points (in addition to the 50 points above)
- Reserve Pumpers 0.5 points
- Ladder/Service Companies 4 points
- Company Personnel 15 points
- Operational considerations 2 points

³ Public Protection Classification Summary Report, Prepared by Insurance Services Office, 1000 Bishops Gate Blvd. Ste. 300, PO Box 5404, Mt. Laurel, New Jersey 08054-5404. 1-800-444-4544, January 2024.

A review of the Water Supply system accounts for 40% of the total classification. ISO reviews the water supply a community uses to determine the adequacy for fire suppression purposes. The water supply system is weighted at 40 points, as follows:

- Credit for Supply System 30 points
- Hydrant Size, Type & Installation 3 points
- Inspection & Flow Testing of Hydrants 7 points

Even the best fire department will be less than fully effective if it has an inadequate water supply. Similarly, even a superior water supply will be less than fully effective if the fire department lacks the equipment or personnel to use the water.

2.2.2 Fire Rating System Uses

The ISO codes can affect insurance rates so the determination of codes is important to homeowners and businesses. In fact, most US insurers-including the largest ones, use PPC (Public Protection Classification) information as part of their decision-making when deciding what business to write, coverages to offer or prices to charge for personal or commercial property insurance. Each insurance company independently determines the premiums it charges too policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things-the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.⁴

Each Fire Protection District and (or) Fire Agency should post their most recent ISO report on its website. The ISO results are discussed in the section for each agency.

Many other factors are considered when establishing fire insurance rates. Of significant importance in some parts of Yuba County is proximity to fuels. Many catastrophic fires have occurred in Northern California during recent years where a favorable ISO rating did not matter.

2.2.3 Fire Flows in Yuba County

Fire hydrants are owned and maintained by a service provider such as The City of Wheatland, California Water Service, OPUD and Linda Water District. Hydrants are most commonly used for fire suppression by firefighters and temporary used by businesses, and organizations. Hydrant flow tests are conducted to determine water availability in planning for firefighting activities, fire sprinkler systems or domestic water demand. The tests are also useful in determining the general condition of the water distribution system by detecting closed valves or wall deposits. A well-maintained water system enables firefighters to extinguish flames and prevent large-scale damage or loss of life.

Fire (Hydrant) Flow standards and testing procedures are included in National Fire Protection Association (NFPA) Bulletin NFPA 291. NFPA Bulletin 291 provides guidance on fire flow tests and marking of hydrants in order to determine and indicate the relative available fire service water

supply from hydrants and to identify possible deficiencies which could be corrected to ensure adequate fire flows as needed.

Linda Fire performs fire flow testing. It remains common for many fire agencies not to perform fire flow testing due to liability reasons and water providers have access to hydraulic models. This service is provided by many water service providers but not all. The result is the level and extent of fire flow testing greatly varies among water providers.

Determinations regarding the adequacy of fire flows are much more than the gallons per minute a fire hydrant yields. Fire flow determinations are based on complex formulas as explained in NFPA section 291. The adequacy of the fire flow is based on many factors including sprinklers within a development, the area the fire hydrant is located, the type of hydrant, land uses, water pressure and water pressure duration and the water flow itself. While water providers perform the fire flow testing the determination of the adequacy of fire flows is ultimately made by a Fire Protection District.

Hydrant types (Dry Barrel or Warhead hydrants), line sizes, water pressure, spacing, source capacity and timing of fire flow testing are managed by water service providers. Fire flow testing varies greatly in Yuba County depending upon the fire service provider. Local Land Use authorities regulate minimum fire flow requirements and criteria for fire hydrant infrastructure and testing for new development. Some local ordinances specify the minimum requirements for fire flows. These requirements may be inconsistent with NFPA standards.

2.2.4 Wildlands and Fire Hazard Severity Zones in Yuba County

While the ISO system evaluates fire service capabilities of a fire protection agency who normally provide structural fire suppression, recent fires in California have been caused in and adjacent to high wildland fire hazard areas in both incorporated and unincorporated areas. Wildfire affects the northern portion of Yuba County. Several factors, including topography, weather, and the condition and type of vegetation are factors that may affect severe fire events.

The 2023 Calfire mapped State Responsibility Areas (SRA) to identify the location of fire hazard severity zones within the County. According to the map below, Fire agencies in the Northern portion of the County are within very high and high fire hazard severity zones. Wildfire hazard severity mapping for incorporated areas is forthcoming.

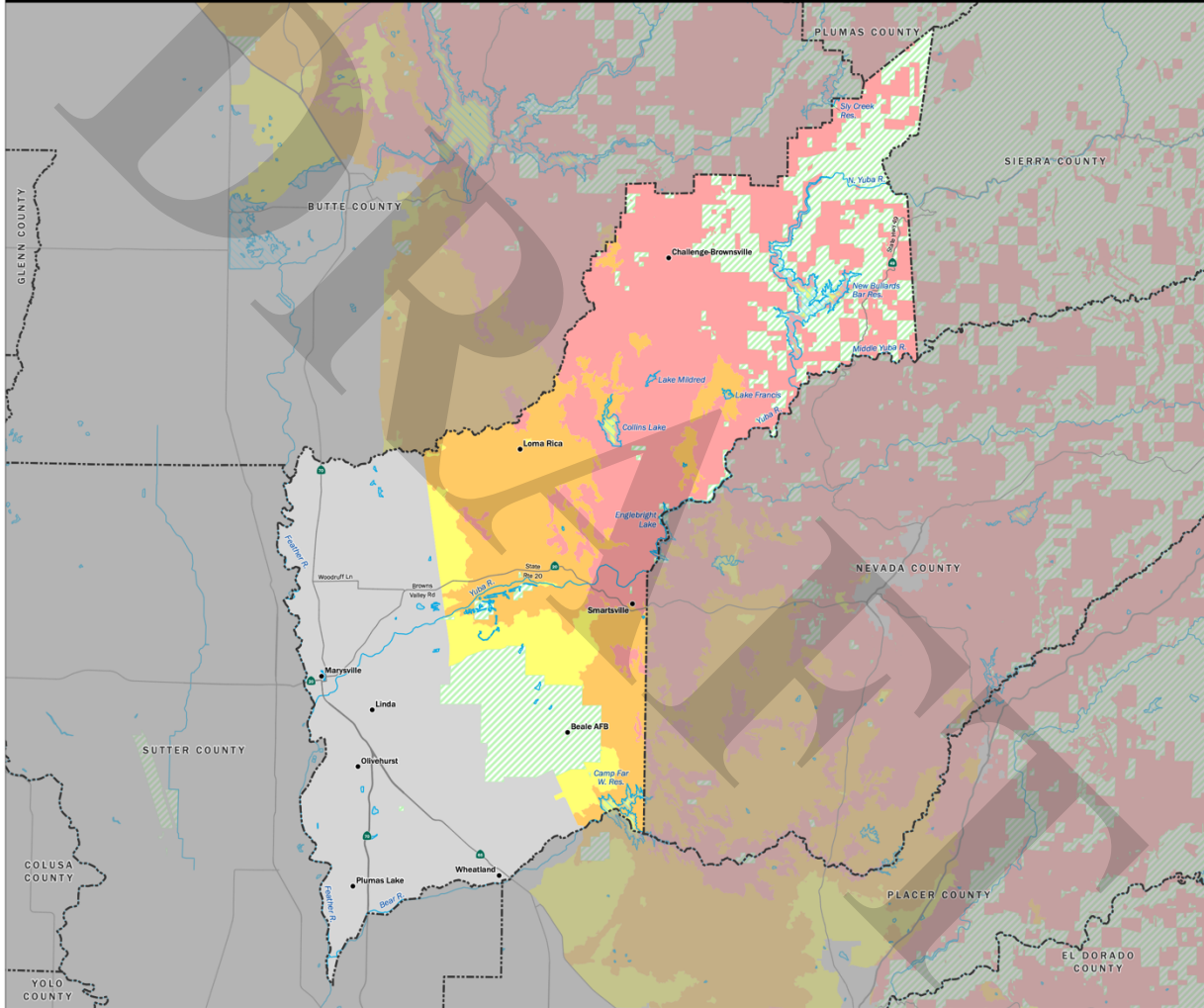
Local Responsibility Areas (LRA) have not yet been mapped. The map below identifies SRA lands but not LRA lands. LRA areas in Yuba County include the incorporated areas and the Yuba County portion of the central valley. The Structural Fire Service providers in this report are located within the LRA area.

The fire hazards map below is not used for insurance purposes. Insurance companies evaluate wild fire risk using their proprietary methods.

YUBA COUNTY

State Responsibility Area Fire Hazard Severity Zones

June 15, 2023



	<p>Fire Hazard Severity Zones in State Responsibility Area (SRA)</p> <ul style="list-style-type: none"> Very High 119,276 Acres High 69,095 Acres Moderate 21,366 Acres 	<p>Fire Protection Responsibility Areas (non-SRA)</p> <ul style="list-style-type: none"> Federal Responsibility Area (FRA) Local Responsibility Area (LRA) Waterbody 	<p>0 5 10 Miles</p> <p>0 5 10 15 20 Km</p> <p>Projection: NAD 83 California Teale Albers Scale: 1:112,000 at 30° x 48°</p>
	<p>Public Resources Code 4201-4204 directs the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA) based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified by the department as a major cause of wildfire spread. These zones, referred to as Fire Hazard Severity Zones (FHSZ), classify a wildland zone as Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone.</p>	<p>Access PDF versions of the maps at https://oefm.fire.ca.gov/fhsz-maps. For more information, please visit the Frequently Asked Questions document for the 2023 Fire Hazard Severity Zones at https://oefm.fire.ca.gov/fhsz or scan the QR code at right. If you have further questions, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.</p>	<p>Scan or click the QR code for more information and to visit the interactive FHSZ viewer.</p>

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata, and publications at <https://frap.fire.ca.gov>. For more information, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.

Gavin Newsom, Governor, State of California
 Wade Crowfoot, Secretary for Natural Resources, California Natural Resources Agency
 Daniel Berlant, Acting State Fire Marshal, California Department of Forestry and Fire Protection

Data Sources:
 CAL FIRE Fire Hazard Severity Zones (FHSZSRA_23_2)
 CAL FIRE State Responsibility Areas (SRA22_2)

2.2.5 financial Challenges facing fire agencies

Many Fire agencies in California, including Yuba County in particular, face systemic challenges in balancing revenue and expenditures. Fire agency funding was primarily based on a share of the property tax; as limitations on property tax have manifested over time, many districts have come to increasingly rely on voter-approved taxes to bridge the gap between revenue and expenditures. There exist significant differences in the allocation of property tax share to the districts, and vast differences in the levels of taxes. The agencies included in this Service Review have various special taxes and assessments.

California's property tax system is based on a constitutional amendment adopted in 1978 known as Proposition 13. Under this law, all property has an established base year value that restricts assessment increases to a maximum of 2% each year. The base year value stays in effect until the property changes ownership or new construction is added.

Therefore, it is important to consider that county-wide increases in annual property tax growth are normally limited and normally not be expected to exceed 3% to 4% in normal years. The Linda Fire Protection District has exceeded county averages due to high growth rates with overall revenues (including property tax generation) of 10% to 15% in some years. It is also worth noting that many districts have elected to receive 100% of the annual tax under the Teeter Plan, foregoing any penalties and interest on delinquent tax receipts.

After Proposition 13 was approved by voters in 1978, the State Legislature adopted AB-8, which implemented the provisions of Proposition 13. AB-8 essentially froze the districts' property tax allocations at their 1978 levels in perpetuity. The lasting effect is that a fire district that had a volunteer workforce in 1978 is still funded at a level that would support a volunteer workforce today. As voluntarism declined, districts were forced to hire paid staff to preserve their ability to provide service. The property tax allocations soon became insufficient; one by one the fire districts sought voter approval for special taxes and assessments. However, this has not been the case for many districts including the Linda Fire Protection District who has seen large amounts of growth and have had adequate amount of funding since AB-8 was passed by the legislature in 1979.

Taking the County as a whole, there is not a direct correlation between the amount of tax and the level of service as one compares districts. The following chart in the beginning of this report illustrates the funding sources for each of the study agencies.

As with most local governments in general many districts in Yuba County are struggling financially to various degrees. Some districts such as the Linda Fire Protection District are managing its financials well. However, this remains a common theme across California's fire districts and is especially acute among rural fire districts in northern Yuba County. A sharp decline in the availability of volunteers and steep increases in the costs of personnel, goods, and services have costs rising much faster than revenue.

Many of the fire districts in Yuba County have received voter approval for supplemental taxes, but funds derived are generally not sufficient to keep pace with rising costs.

Fire district funding is uneven and inequitable, both in terms of supplemental and base supplemental property tax funding. The inequity in the distribution of property tax revenue has led to disparity in taxes; the result is property owners across the unincorporated areas contributing wildly differing amounts to fund fire services.

These funding challenges directly lead to a fire service that is significantly understaffed in the unincorporated areas. Two-person crews are the norm; the commonly accepted industry standard is a three-person engine company.

Mutual aid agreements and automatic aid arrangements are in place between fire agencies in the county to facilitate resource sharing and response to service calls in adjacent jurisdictions. However, the lack of written policies and standards for staffing, equipment, training and the absence of Automatic Vehicle Location (AVL) hinders the ability to fully capitalize on a closest-resource "boundary-drop" system.

2.2.6 ERAF and Proposition 172

Beginning in 1992/1993, the State began shifting property tax revenue away from cities, counties, and special districts and placing it in the Educational Revenue Augmentation Fund (ERAF). The ERAF shifts are calculated each fiscal year by the Auditor/Controller in accordance with state law and are audited periodically by the state. The ERAF shift

grows as a function of the growth in property tax receipts. Statewide, ERAF represents a permanent funding loss to California’s fire protection districts of over \$94 million per year (2022) compared to \$644,553 in Yuba County. The ERAF shift in South Yuba County is \$20,024,762 compared to \$4,146,559 in Prop 172 revenues resulting in a \$15,878,203 difference. Speaking broadly, California’s (and Yuba County’s) once-rural, volunteer fire districts have adapted to these challenges by seeking additional revenue sources, by sharing resources, by consolidating or contracting for service, by reducing services (closing stations) and in an increasing number of cases, dissolving. As previously mentioned, increased expectations for service and increases in equipment and labor costs that far exceed growth in revenue, the districts collectively have reached the point where additional revenue must be found to avoid collapse. The following table illustrates the amount of ERAF compared to Prop 172 funds allocated to various local fire agencies in South Yuba County. As noted the shift to ERAF from the South Yuba County fire districts is significant. Note that D10 Hallwood and Smartsville gain revenue through ERAF. The Linda FPD, PBFPD, Smartsville and OPUD receive an allocation of 172 funds based on the number of calls. Funds received by these agencies are significantly less than the amount removed by ERAF which is a result of Prop 172 funds being much less than ERAF.

Agency/District	ERAF	Prop 172 (1)	Difference
City of Marysville	505,098	201,684	(303,414)
City of Wheatland	34,345	19,479	(14,866)
Yuba County	20,024,762	4,146,559	(15,878,203)
Smartsville FD (2)	(752)	19,369	20,121
D10 Hallwood (2)	(9,001)	-	9,001
Marysville (Fire Dept)	-	-	-
Linda Fire	225,223	445,567	220,344
OPUD Fire	392,759	185,043	(207,716)
Plumas Brophy Fire	26,571	81,765	55,194
Wheatland Fire	-	-	-

21,199,005 5,099,466

- Note: 1. By statute, the total collection for prop 172 is divided up between the County and the two Cities.
2. Negative amounts indicated funds allocated TO the district as a Result of ERAF not taken from the District

2.2.7 Consolidations

While at this time the Yuba County Fire Agencies are adequately functioning independently or through agreements with other Agencies; LAFCo shall remain open to Consolidation efforts. Consolidations will be successful when there is a compelling need and when the Fire Board, Fire Staff and the Public support for consolidating fire agencies merits consideration.

Alternatives may include the establishment of a Joint Powers Authority either as a permanent measure or as an interim measure to gain understanding as to whether a permanent consolidation is feasible.

LAFCo while not making a determination with respect to Consolidations in this MSR eventually this may be the case. The Wheatland Fire Authority (JPA) is a good and successful example of effectively consolidating the Plumas Brophy FPD. However, the two participants in the JPA still need to adopt independent budgets and have elected board of directors as well as meeting other requirements pertaining to special districts and cities.

Consolidation Process:

- A. LAFCo Adopts a service review (56430) or consolidation special study (56378)
- B. Consolidations may occur two ways:
 - a. Agencies preferably adopt similar resolutions to consolidate with one another.
 - b. For districts like a CSD or FPD there could be a citizen's petition consisting of 5% of the registered voters within each of the districts to initiate a consolidation.
 - c. After receiving a consolidation proposal LAFCo Staff conducts an analysis of the proposal.
 - d. The Commission Conducts a hearing on the proposal to receive public input
 - e. The Commission adopts a resolution approving or disapproving the proposal
 - f. If the majority of the members of each of the governing bodies of two or more districts adopt substantially similar resolutions of application for a consolidation LAFCo shall approve or conditionally approve the proposal (GC 56853).
 - g. If the Commission disapproves a Petition proposal, no new proposal may occur for one year.
 - h. The Commission then conducts a protest hearing on the proposal. If written protest is received by more than 25% of the landowners or voters then an election would be required.
- C. Barriers to Consolidation

1. A significant amount of time is required for LAFCo to process a consolidation. (This is a public process including protest proceedings, hearings, Prop 218 process, property tax exchanges, CEQA, elections, agency support. This process can take up to 6 months or longer.)
2. Costs for LAFCo's Process can be high not to mention any required physical improvements.
3. Studies are required to be completed prior to LAFCo's consideration and approval. (While LAFCo has the authority to either initiate consolidations or review consolidation proposals, forward planning must take place).
4. Personnel and retirement issues must be addressed
5. Outstanding Debt.
6. Consideration must be addressed about the financial and political viability of agencies being consolidated.

D. Effect of Consolidation

G.C 57500. On and after the effective date of a consolidation, the consolidated district succeeds to all of the powers, rights, duties, obligations, functions, and properties of all predecessor districts which have been united or joined into the consolidated district. The territory of a consolidated district, all inhabitants within that territory, and all persons entitled to vote by reason of residing or owning land within the territory are subject to the jurisdiction of the consolidated district and, except as otherwise provided in this chapter, have the same rights and duties as if the consolidated district had been originally formed under the principal act.

3 LINDA FIRE PROTECTION DISTRICT

3.1 Linda Community

Linda has a 2024 estimated population of 38,371. Linda is currently growing at a rate of 1.93% annually. The population has increased by 10.69% since the most recent census, which recorded a population of 21,842 in 2020. The median age in Linda is 29.9 years: 29.6 years for males, and 30.4 years for females.⁵ The median Household Income is \$57,427.⁶

The District also provides fire protection for the communities of Plumas Lake, Arboga and portions of Olivehurst.⁷

3.2 Linda Fire Protection District

3.2.1 Linda Fire Protection District Background

LFPD was formed on August 23, 1948 as an independent special district.⁸ The District was formed to provide fire protection services in the community of Linda.

The Linda Fire Protection District responds to over 5,000 emergency calls per year. The Department has 21 full-time staff and relies on its Paid-Call firefighters for all emergencies. The District covers 52 square miles which includes the Communities of Linda, Plumas Lake, Arboga and portions of Olivehurst. The District participates in the California Mutual Aid System.⁹

Linda FPD Phone Numbers:

- Station 1 (530) 743-1553, Fax (530) 741-4172
- Station 2 (530) 743-3334 (*note, this station is not staffed full time)
- Station 3 (530) 743-5550, Fax (530) 743-3077

Linda FPD Mailing address: 1286 Scales Ave, Marysville CA 95901

Linda FPD Mission Statement:¹⁰

The Linda Fire Protection District is committed to providing the highest level of public safety services to our community. We exist to serve through the protection of lives, property and the environment from fire, emergency situations and disasters, with preparedness, prevention, education and emergency response.

3.2.2 Linda FPD Fire Board of Directors

⁵ [Linda, California Population 2024](#), December 16, 2024.

⁶ [Linda, California Population 2024](#), December 16, 2024.

⁷ [Linda Fire Protection District](#), December 26, 2024.

⁸ Board of Equalization Official Date.

⁹ [Linda Fire Protection District](#), December 16, 2024.

¹⁰ [Our Mission - Linda Fire Protection District](#), December 16, 2024.

The Linda FPD Fire Board of Directors meets the second Thursday of each month at 6:00 pm. The three commissioners are as follows:

James Brannon, re-Elected 2022
Glen Weldon, re-Elected 2024
Bobby Shinn re-Elected in 2024

Fire Commission Board¹¹

The Linda Fire Protection District has an elected Board of three Fire Commissioners. As elected officials, the Commissioners serve as the representatives of the citizens who live in the District. The Commissioners serve four year terms and are responsible for making certain the fire District is meeting the needs of those we serve. The Fire Chief is the Chief Administrative Officer of the District and makes the day-to-day operational decisions, but it is the Board's responsibility to oversee the larger district considerations. These include:

- *To ensure District staff complies with applicable State and Federal mandates.*
- *Define critical issues.*
- *Develop a mission statement.*
- *Develop a Strategic Plan to serve the District's mission.*
- *Steward District property-asset preservation.*
- *Adopt an annual budget.*
- *Steward the District's finances and affairs.*
- *Monitor progress towards reaching established goals.*
- *Develop policies which:*
 1. *Define responsibilities and eliminate ambiguities*
 2. *Give appropriate authority to staff members*
 3. *Provide organizational direction and guidance*
 4. *Insures that District business is conducted in compliance with applicable laws, statutes, regulations, codes, etc.*
- *Develop a list of qualifications, job description and evaluation process for the Fire Chief.*

3.2.3 Linda Fire Protection District Equipment

The Linda Fire Protection District Equipment is shown on the following page.

¹¹ [Fire Commissioners - Linda Fire Protection District](#), December 16, 2024.

LINDA FIRE PROTECTION DISTRICT EQUIPMENT			
Unit #	Year	Pump Size	Tank Capacity (gal.)
Type 1 Structure and Vehicle Accident Response			
271	2004 Spartan	1500 GPM	750
273	2007 Spartan	1500 GPM	750
Type 2 Structure/ Wildland / Vehicle accident Response			
276	2001 HME	1250 GPM	800
277	2002 HME	1250 GPM	800
Type 3 Wildland Response			
261	2002 International	500 GPM	500
262	2004 International	500 GPM	500
263	2006 International	500 GPM	500
264	2006 International	500 GPM	500
265	2007 International	500 GPM	500
Type 6 Wildland Response			
281	2019 Ford/Cascade	120 GPM	400
283	2021 Ford/Cascade	120 GPM	400
Water Tender			
278	2024 Toyne	1000 GPM	3000
UTV Wildland / Rescue			
291	2021 Polaris Ranger	83 GPM	70
Rescue Boat			
Zodiac	2006	40hp Mercury	
Chief Vehicle /Utilities			
250	2019	Ford F-150	
252	2023	Ford F-150	
260	2023	Ford F-150	
270	2012	Ford F-150	
280	2018	Ford F-150	

3.2.4 Linda Fire Protection District Budget

The Budget for the Linda Fire Protection District is shown on the following two pages. A budget is a plan for spending. The audit shows actual funds spent.

LINDA FIRE PROTECTION DISTRICT FINAL BUDGET 2023-2024					
#	Category	2022-2023	% Increase (Decrease)	2023-2024	Comments
1	PAYROLL				
	Sub-Total for category	1,650,000.00	21%	1,994,823.12	Possible 5%COLA/ 2 additional fire fighters
1	FLSA	29,000.00	34%	39,000.00	
1	Holiday pay for shifts	56,000.00	21%	68,000.00	
1	Vacation Relief, OT	300,000.00	17%	350,000.00	
1	Call Pay, stipends	90,000.00	0%	90,000.00	
1	State of California	10,100.00	0%	10,100.00	
1	Medicare	26,100.00	0%	26,100.00	
1	Social Security	21,000.00	0%	21,000.00	For personnel not covered under PERS
	Sub-total for category	532,200.00	14%	604,200.00	
	Total for Category 1	2,182,200.00	19%	2,599,023.12	Accounts for all step increases, longevity, and 5% additional
2	Retirement	455,000.00	24%	562,542.00	Unfunded liability increased
3	Group Insurance				
	Full-Time Staff	520,000.00	14%	594,000.00	Assumption of 10% increase
	Directors	45,030.82	-7%	41,978.91	
	Sub-Total Category	565,030.82	13%	635,978.91	
5	Clothing	36,000.00	17%	42,000.00	
6	Communications				
	AT&T & Verizon	5,500.00	10%	6,050.00	
	Comcast	5,000.00	10%	5,500.00	
	Sub-total for category	10,500.00	10%	11,550.00	
9	HOUSEHOLD				
	Cleaning & Laundry	9,000.00	10%	9,900.00	
	Yuba Sutter Disposal	3,300.00	10%	3,630.00	
	Pest Control	2,500.00	10%	2,750.00	
	Bedding	500.00	0%	500.00	
	Sub-total for category	15,300.00	10%	16,780.00	
10	INSURANCE				
	NCSDIA*	139,728.00	18%	164,490.00	Actual Premium
	Auto and Building	44,000.00	5%	46,200.00	Assumes 5% increase
	Sub-total for category	183,728.00	15%	210,690.00	
12	MAINTN. EQUIP.	110,000.00	9%	120,000.00	
13	MAINTN. STRUCT.	15,000.00	0%	15,000.00	

*Northern California Special Districts Insurance Authority

YUBA LAFCO
 Fire Protection Districts
 MSR and SOI March 2025 d3

LINDA FIRE PROTECTION DISTRICT FINAL BUDGET 2023-2024					
15	MEMBERSHIPS				
	Y.C.F.C.	50.00	0%	50.00	
	Fire District Assoc.	600.00	0%	600.00	
	MICV Maint. and Op.	500.00	0%	500.00	
	CA Fire Mech. Assoc.	105.00	0%	105.00	
	CA Arson Assn.	100.00	0%	100.00	
	YS Training Officers	100.00	0%	100.00	
	Sub-total for category	1,455.00	0%	1,455.00	
17	OFFICE SUPPLIES				
	Postage	900.00	11%	1,000.00	
	Office supplies /print.	4,200.00	0%	4,200.00	
	Sub-total for category	5,100.00	2%	5,200.00	
17A	WEED ABATEMENT	70,000.00	0%	70,000.00	
18	PROF. SERVICES				
	Attorney's Fees	20,000.00	0%	20,000.00	
	Financial Advisors	20,000.00	0%	20,000.00	
	Independent Auditor	13,000.00	0%	13,000.00	
	Computer Support	15,000.00	57%	23,520.00	Updated Website- Streamline
	Financial Software	10,000.00	167%	26,680.00	Tyler Technologies
	Emergency Rept. Syst.	4,500.00	-27%	3,270.60	
	Payroll Service	5,200.00	15%	6,000.00	YTD 5417.04
	YCSO Dispatch Serv.	63,482.88	-9%	57,564.11	Actual Dispatch Bill
	Sub-total for category	151,182.88	12%	170,034.71	
19	PUBLICATIONS	1,500.00	0%	1,500.00	
22	SHOP	2,500.00	0%	2,500.00	
23	SP. DEPT. EXPENSES				
	Physicals	10,000.00	0%	10,000.00	
	Datco	1,500.00	0%	1,500.00	
	Live Scan	1,800.00	0%	1,800.00	
	Lexipol	5,000.00	3%	5,136.99	
	Firefighting Equip. Sup.	150,000.00	0%	150,000.00	
	Election	10,000.00	-100%	0	
	Sub-total for category	178,300.00	-6%	168,436.99	
26	TRANSPORTATION				
	Equip. fuel	70,000.00	0%	70,000.00	
	Intern Educ. Stipends	14,000.00	0%	14,000.00	
	Misc. Schools/Lodge	10,000.00	0%	10,000.00	
	Sub-total for category	94,000.00	0%	94,000.00	
34	TAXES	3,500.00	14%	4,000.00	
	Reserve Contingency	0.00		0.00	
	Subtotal Operational	4,129,176.70	16%	4,784,790.73	
35	LAND	0.00		0.00	
36	STRUCTURE IMPROVE.	10,000.00	50%	15,000.00	Possible Station 3 awning
37	FIXED ASSETS & EQUIP.	5,500,000.00	-7%	5,096,338.04	Type 3, tender, type 1, utility, Administrative building (measure k)
	SUBTOTAL CAPITOL FACILITIES & EQUIP.	2,981,000.00	71%	5,111,338.04	
	TOTAL BUDGET	7,110,176.70	39%	9,896,128.77	

3.2.5 Linda Fire Protection District Audit

The audit is a review of funds spent. Two tables from the most recent audit of the Linda FPD will be shown below:¹²

LINDA FIRE PROTECTION DISTRICT BALANCE SHEET-GOVERNMENTAL FUNDS					
JUNE 30, 2021					
		Special Revenue			
	General Fund	Fire Mitigation	Manpower	Capital Improvement	Total Governmental
ASSETS					
Cash and cash equivalents	\$16,837	5,549,405	114,968	1,554,817	7,236,027
Accounts receivable	65	0	0	0	65
Prepaid expenses	38,003	0	0	0	38,003
Interest receivable	2,986	5,979	187	2,282	11,434
TOTAL ASSETS	57,891	5,555,384	115,155	1,557,099	7,285,529
LIABILITIES					
Accounts payable	26,353	0	0	0	26,353
Accrued wages	146,420	0	0	0	146,420
Compensated absences, current	205,755	0	0	0	205,755
TOTAL LIABILITIES	378,528	0	0	0	378,528
FUND BALANCES					
Nonspendable	38,003	0	0	0	38,003
Restricted	0	5,555,384	115,155	0	5,670,539
Committed	0	0	0	1,557,099	1,557,099
Unassigned-(deficit)	(358,640)	0	0	0	(358,640)
Assigned	0	0	0	0	0
TOTAL FUND BALANCES	(320,637)	5,555,384	115,155	1,557,099	6,907,001
TOTAL LIABILITIES AND FUND BALANCES	\$57,891	\$5,555,384	\$115,155	\$1,557,099	\$7,285,529

¹² ST Group, 1860 Howe Ave. Ste. 260, Sacramento, CA 95825, www.stgroupcpa.com, April 30, 2023, Pages 8, 10.

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 Fire Protection Districts
 MSR and SOI March 2025 d3

LINDA FIRE PROTECTION DISTRICT STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENT FUNDS FOR THE YEAR ENDED JUNE 30, 2021					
Linda Fire Protection District Special Revenue					
	General Fund	Fire Mitigation	Manpower	Capital Improvement	Total Governmental
REVENUES					
Taxes and assessments					
Current yr. sec.	\$2,209,102	\$0	\$0	\$0	\$2,209,102
Current year unsecured	85,063	0	0	0	85,063
Direct assessments	671,984	0	0	0	671,984
Prior year taxes	1,767	0	0	0	1,767
Sales taxes	308,105	0	0	0	308,105
Total Taxes	3,276,021	0	0	0	3,276,021
Interest earned	5,453	31,224	948	11,515	49,140
Aid from other government agencies					
Fire mitigate. fees	0	2,071,441	0	0	2,071,441
Charges services	724,443	0	0	0	724,443
Other revenues	166,683	0	0	0	166,683
Total Revenues	4,172,600	2,102,665	948	11,515	6,287,728
EXPENDITURES					
Salaries/pay. tax	2,155,852	0	0	0	2,155,852
Retirement	576,892	0	0	0	576,892
Group Insurance	498,455	0	0	0	498,455
Clothing/personal	22,339	0	0	0	22,339
Communications	7,196	0	0	0	7,196
Gen. Insurance	12,913	0	0	0	12,913
Household exp.	97,473	0	0	0	97,473
Maint. equip.	74,469	0	0	0	74,469
Maint. structure	14,851	0	0	0	14,851
Membership	540	0	0	0	540
Office expense	3,820	0	0	0	3,820
Prof. Serv.	93,819	0	0	0	93,819
Publications	634	0	0	0	634
Shop	531	0	0	0	531
Sp. Dept. Exp.	69,869	0	0	0	69,869
Transportation	60,731	0	0	0	60,731
Utilities	42,251	0	0	0	42,251
Weed abatement	79,787	0	0	0	79,787
Taxes & assess.	3,260	0	0	0	3,260
Structure & imp.	172,006	0	0	0	172,006
Capital outlay	1,431,466	0	0	0	1,431,466
Total Expend.	5,419,153	0	0	0	5,419,153
Excess of Rev.	(1,246,554)	2,102,665	948	11,515	868,574
OTHER FINANCING SOURCES (USES)					
Fund Transfers	1,274,873	(1,433,145)	0	158,272	0
Fund Trans. Int.	(18,925)	18,925	0	0	0
Total other Finance	1,255,946	(1,414,220)	0	158,272	0
Net Change	9,395	688,445	948	169,787	868,574
Fund 7/1/2020	(330,031)	4,866,939	114,207	1,387,312	6,038,427
Fund 7/30/2021	(320,637)	5,555,384	115,155	1,557,099	6,907,001

3.2.6 Linda Fire Protection District Insurance Classification

The Insurance Services Office, Inc. prepares the Public Protection Classification Report for the Linda Fire District.¹³ The Report affects the rates that homeowners pay for insurance. There are things that the fire District can do to get better scores; however, the District is also required to spend funds to improve emergency medical response. The summary table for the Report is shown below.

Summary of PPC Review for Linda Fire District May 1, 2021¹⁴		
Fire Suppression Rating Schedule (FSRS) Item	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	2.85	3
422. Credit for Telecommunicators	3.20	4
432. Credit for Dispatch Circuits	2.40	3
440. Credit for Emergency Communications	8.45	10
Fire Department		
513. Credit for Engine Companies	5.85	6
523. Credit for Reserve Pumpers	0.07	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	1.80	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.5
561. Credit for deployment Analysis	5.00	10
571. Credit for Company Personnel	6.70	15
581. Credit for Training	6.04	9
730. Credit for Operational Considerations	2.00	2
590. Credit for Fire Department	30.46	50
Water Supply		
616. Credit for Supply System	18.92	30
621. Credit for Hydrants	2.90	3
631. Credit for Inspection and Flow Testing	0.00	7
640. Credit for Water Supply	21.82	40
Divergence	-1.27	-
1050. Community Risk Reduction	3.44	5.50
Total Credit	62.90	105.5
Final Community Classification = 04/4Y		

¹³ Insurance Services Office, Inc. PO Box 5404 Mt. Laurel, New Jersey 08054-5404, Public Protection Classification Summary Report Linda FD, May 1, 2021, Page 23.

¹⁴ Insurance Services Office, Inc. PO Box 5404 Mt. Laurel, New Jersey 08054-5404, Public Protection Classification Summary Report Linda FD, May 1, 2021, Page 23.

3.2.7 Linda Fire Protection District Goals

According to Kyle Heggstrom, Linda FPD Fire Chief, the District would like to expand operations. The District has added Swift Water Rescue and Tactical Emergency Service (TEMS) to its capabilities. The District has a Mutual Aid Agreement with East Nicolaus/Pleasant Grove in South Sutter County to assist with vehicle accidents, EMS, and fires in South Sutter County.

The District also has an agreement with the City of Marysville to receive and provide mutual aid on the Highway 70 corridor and Simpson Lane for vehicle accidents. Fire Chief Heggstrom notes that “With these areas on jurisdictional boundaries the mutual aid agreement helps to get the closest resources to the accident.”

3.3 Linda Fire Protection District MSR

3.3.1 Growth and Population Projections for the Linda Area¹⁵

A. Linda Area Population Projections

Linda is home to approximately 38,371 residents in 2024. The Yuba County General Plan, Community Development Chapter, shows an increase of 6,100 to 8,100 new single-family units for the Linda area and 2,520 to 3,400 Multi-Family units.¹⁶ The Department of Finance estimates 13,036 housing units in the district.

Data for housing units under construction within the Linda Fire Protection District area by subdivision are as follows: There has been a total of 4,707 proposed lots of which 1860 lots have been completed leaving 2847 lots to be completed. These lots are estimated to be constructed between 2025-2030.

There are 2,980 proposed lots within areas of approved subdivision maps. The estimated start dates for construction are estimated to be built between 2025 and 2030.

Therefore, there is potential new housing development of 5,777 between 2025-2030 in the area protected by the Linda Fire Protection District. Based on 2.5 persons per household, an additional population of 14,442 persons will occur by 2030 assuming full buildout of existing approved subdivisions within the Linda Fire Protection District is realized. By far, the number of proposed new units in Yuba County will occur within the Linda Fire Protection District Service area.

The locations, names, proposed lots, lots already completed and estimated completion dates for the Linda Fire Protection District are included in **APPENDIX B**.

According to county data the annual increase in the number of new dwelling units has exceeded 400 as illustrated in **APPENDIX B**.

¹⁵ California Government Code Section 56430. (a) (1)

¹⁶ Yuba County General Plan, Community Development, page 20.

B. MSR Determinations on Growth and Population Projections for the Linda Fire Protection District.

MSR 1-1) The Linda area is expected to increase in population. The Linda Fire Protection District will benefit from including new residents in understanding and support for the District.

MSR 1-2 Notwithstanding estimated general plan densities, the population within the Linda Fire Protection District has the potential to increase by 14,223 persons by the year 2030 assuming full buildout of existing permitted subdivisions. The district must continuously prepare for increased number of units and population.

3.3.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Linda¹⁷

A. Determination of Linda Area Disadvantaged Unincorporated Community (DUC) Status

The Median Household Income for the Linda FPD as a whole is \$57,427.¹⁸ It needs to be noted that depending upon the Census Area the MHI within the district ranges from \$34,464 to \$103,882 in some areas but the average is \$57,427. The Median Household Income for the State of California is \$96,334.¹⁹ Eighty Per Cent of the State Median Household Income is \$77,067. The Median Household Income for Linda is clearly below 80% of the State Median Household Income which would qualify Linda as a whole would be a DUC.

B. MSR Determinations on Disadvantaged Unincorporated Communities near Linda

MSR 2-1) The Linda FPD is considered a DUC as a whole. However, there are areas within the district that do not qualify for a DUC if they were taken in isolation.

3.3.3 Linda Fire Protection District Infrastructure²⁰

A. Linda FPD Infrastructure

The Linda Fire Protection District has three fire stations with firefighting equipment and emergency medical assistance vehicles at each station. Stations 1 and 3 are staffed full-time.

B. MSR Determinations on Infrastructure

MSR 3-1) The Linda Fire Protection District has adequate equipment for the type of structures within the District.

3.3.4 Financial Ability to Provide Services²¹

A. Financial Considerations for Linda Fire Protection District

¹⁷ California Government Code Section 56430. (a) (2)

¹⁸ [Linda, California Population 2024](#), December 16, 2024.

¹⁹ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

²⁰ California Government Code Section 56430. (a) (3)

²¹ California Government Code Section 56430. (a) (4)

It appears that in the year 2020-2021 the revenues for the District did not meet the expenses; however, the difference was covered by other funds. The Auditors for the District recommended the use of double-entry bookkeeping.

The District is unusual because the District pays volunteers for response to calls. This seems like a good way to maintain volunteer participation since the volunteers may have to leave paid jobs to answer emergency calls.

B. MSR Determinations on Financing for Linda Fire Protection District

MSR 4-1) The Linda Fire Protection District Manager and Board of Directors should continue to maintain close attention to the budget and operation of the District to assure financial stability and compliance with good accounting procedures.

3.3.5 Opportunities for Shared Facilities²²

A. Linda Fire Protection District Facilities

The Linda Fire Protection District has three fire stations and two are staffed. The Linda FPD is working with the City of Marysville to form a consolidation (a Joint Powers Authority or consolidation of fire and EMS functions with the City of Marysville) for Fire Protection possibly an organization similar to the Wheatland Fire Authority or a new independent district consisting of the City of Marysville and the Linda FPD. This would provide for better consistent fire protection in the future.

B. MSR Determinations on Shared Facilities for Linda Fire Protection District

MSR 5-1) The Linda Fire Protection District maintains Mutual Aid Agreements with other fire protection districts in the area.

MSR 5-2) It will be beneficial for the Linda Fire Protection District and for the City of Marysville to consolidate.

²² California Government Code Section 56430. (a) (5)

3.3.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies²³

A. Government Structure for Linda Fire Protection District

The Linda Fire Protection District has a three member Board of Directors. The Directors hold regular meetings and the District has a website. If a Fire Authority is formed with the City of Marysville, some of the directors would participate in the Fire Authority Board.

B. MSR Determinations on Government Structure for Linda Fire Protection District

- MSR 6-1) The Linda Fire Protection District has a three member Board of Directors. The Board holds regular meetings open to the public.
- MSR 6-2) The Linda Fire Protection District maintains a website as required by State Law.
- MSR 6-3) A consolidation with the City of Marysville would be a benefit to both the City and the Linda FPD.

3.4 Linda Fire Protection District Sphere of Influence

3.4.1 Recommendation for Linda Fire Protection District Sphere of Influence

The recommendation for the Linda Fire Protection District Sphere of Influence is that it should the fire service area of the City of Marysville be included in the Linda Fire Sphere of Influence.

3.4.2 Present and Planned Land Uses in the Linda Area, Including Agricultural and Open Space Lands²⁴

A. General Plan and Zoning for the Linda Area of Yuba County

The Yuba County 2030 General Plan promotes growth and development for the County, including the Linda Area, with a balance between jobs, housing, and environmental protection.²⁵

B. SOI Determinations on Present and Planned Land Use for the Linda Area.

- SOI 1-1] The Linda Area is designated for development. The Linda Fire Protection District should maintain communication with the Yuba County Community Development Department to be aware of proposed development and to assist with requirements for development and conditions of approval.

3.4.3 Present and Probable Need for Public Facilities and Services in the Linda/Plumas Lake/Arboga Areas²⁶

A. Municipal Service Background

²³ California Government Code Section 56430. (a) (6).

²⁴ California Government Code Section 56425 (e)(1)

²⁵ Yuba County, 2030 General Plan, Vision for the 2030 General Plan, Page Vision-1.

²⁶ California Government Code Section 56425 (e)(2)

There is a need for fire protection and emergency medical services in the Linda/Plumas Lake/Arboga Areas.

B. SOI Determinations on Probable Need for fire protection facilities and services in Linda

SOI 2-1] The Linda Fire Protection District meets the need for fire protection and medical service calls in the Linda/Plumas Lake/Arboga areas. This need will continue and increase with population growth.

3.4.4 Present Capacity of Public Facilities and Adequacy of Public Services provided by District²⁷

A. Linda Fire Protection District Capacity Background

The Linda Fire Protection District has adequate capacity to serve the area at this time; however, although unlikely at this time it may need to increase taxes or other financial resources to maintain the desired level of service in the future.

B. SOI Determinations on Public Facilities Present and Future Capacity for Linda Fire Protection District

SOI 3-1) The Linda Fire Protection District may require additional paid staff in the future.

3.4.5 Social or Economic Communities of Interest for Linda, California²⁸

A. Community

The Linda Fire Protection District is the primary focus for the community of Linda, Marysville, Plumas Lake, Arboga and a portion of Olivehurst and adjoining communities . Many community needs are met by the City of Marysville and the community of Olivehurst. The Linda Fire Protection District is the primary institution focused on the Linda area.

B. SOI Determinations on Social or Economic Communities of Interest for Linda

SOI 4-1] The Linda Fire Protection District is the primary institution focused on the community of Linda.

3.4.6 Disadvantaged Unincorporated Community Status²⁹

A. Disadvantaged Unincorporated Communities

A “Disadvantaged” community has a Median Household Income below 80% of the State Median Household Income. The Median Household Income for Linda is \$57,427.³⁰ The Median Household Income for the State of California is \$96,334.³¹ Eighty Per Cent of the State Median Household Income is \$77,067. The Median Household Income for Linda is clearly below 80% of the State Median Household Income which would qualify Linda as a DUC.

B. Disadvantaged Unincorporated Community Status for Linda

²⁷ California Government Code Section 56425 (e)(3)

²⁸ California Government Code Section 56425 (e)(4)

²⁹ California Government Code Section 56425 (e)(5)

³⁰ [Linda, California Population 2024](#), December 16, 2024.

³¹ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

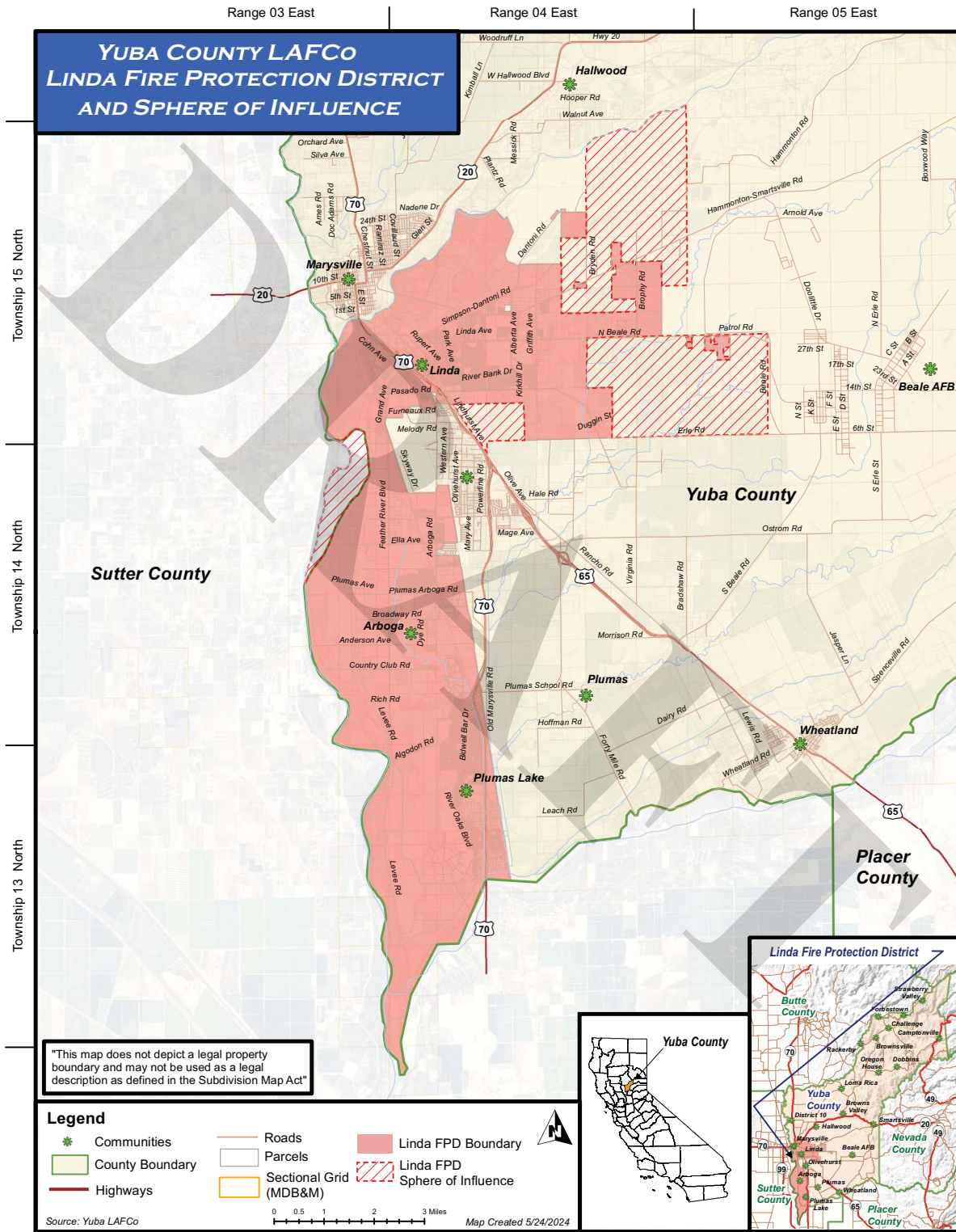
- SOI 5-1] Linda is considered a DUC, however, it is probably not feasible to annex the community to an existing sewer or water system provided by the Linda County Water District due to distance from Marysville and Olivehurst.

DRAFT

3.5 Map of Linda Fire Protection District

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 MSR and SOI March 2025 d3



4 PLUMAS BROPHY FIRE PROTECTION DISTRICT and CITY OF WHEATLAND- WHEATLAND FIRE AUTHORITY

4.1 Wheatland Fire Authority Overview

The Wheatland Fire Authority is briefly described below:³²

Established in 2005, the Wheatland Fire Authority is a Joint Powers Agency made up of the City of Wheatland and the Plumas Brophy Fire Protection District.

The Board consists of 2 members of the Wheatland City Council and 2 members of the Plumas Brophy Board. Because of growth in the region and recent passage of a fire assessment in the JPA area, the Board has initiated the transition from an all-volunteer fire force to a combined full time and volunteer force.

Currently the Authority has three fulltime personnel one paid full-time firefighter, two part-time paid seasonal firefighters. A volunteer program is very active with 34 volunteers currently on the WFA roles. There is also a Fire Explorer program with 10 active participants. In 2006 the Wheatland Fire Authority responded to 1069 total calls for service, 529 of which were medical aid.

4.2 Plumas Brophy Fire Protection District (PBFPD)

PBFPD was formed on September 17, 1951 as an independent special district.³³ The District was formed to provide fire protection services south of Erle Road and Beale AFB in the north, east of the Western Pacific Railroad to the western Camp Far West area, north of the Bear River. The Plumas Brophy Fire Protection District Board of Directors (3 directors) has monthly meetings at the Plumas Brophy Fire Department. The Wheatland Fire Authority Chief and Bookkeeper attend the meetings. Plumas Brophy Fire Department, 4514 Dairy Rd, Wheatland, CA 95692
 Phone: (530) 633-2727.

The 2024-25 Budget adopted by the Plumas Brophy Fire Protection District is as follows:

Plumas Brophy Fire Protection District Budget for Fiscal Year 2024-2025			
	Expenditure Classification	Recommended	Approved
13	Maintenance of Buildings	\$125,000.00	\$125,000.00
15	Equipment Purchases	100,000.00	100,000.00
17	Office Expenses	3,000.00	3,000.00
18	Professional Expenses	9,000.00	9,000.00
19	Legal Notices	500.00	500.00
23	Special District Expenses		
	JPA Contract Funding*	307,804.00	307,804.00
	Fire Service Contingency Fund	140,000.00	140,000.00
	TOTAL EXPENDITURES	\$685,304.00	\$685,304.00

*Same amount as budgeted by the City of Wheatland.

³² [Fire Authority | City of Wheatland, CA](#), December 26, 2024.

³³ Board of Equalization Official Date.

4.3 City of Wheatland

Wheatland has a 2024 population of 4,124. Wheatland is currently growing at a rate of 2.54% annually and its population has increased by 10.98% since the most recent census, which recorded a population of 3,716 in 2020.³⁴ The Median Household Income is \$76,991.

The City of Wheatland shows the Wheatland Fire Authority as the Fire Department for the City. The budget adopted by the City of Wheatland for the Wheatland Fire Authority is shown below:

City of Wheatland Adopted Budget for Wheatland Fire Authority				
	Actual 2022-2023	Adopted Budget 2023-2024	Projected 2023-2024	Proposed Budget 2024-2025
Contracted Services	179,580	290,804	290,804	307,804
Total	\$179,580	\$290,804	\$290,804	\$307,804

4.4 Wheatland Fire Authority

4.4.1 Contact Information

The Wheatland Fire Authority is located at 313 Main Street, Wheatland California 95692. Mailing Address is Wheatland Fire Authority, PO Box 119, Wheatland California 95692. Telephone: 530-633-0861, Fax 530-633-8215. Art Paquette is the Fire Chief.

The mission statement on the Wheatland Fire Authority website is as follows:³⁵

“The Wheatland Fire Authority is committed to providing the highest level of public safety services for our community. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.”

4.4.2 Wheatland Fire Authority Operation

The Authority is located in the southern part of Yuba County. Its service area encompasses approximately 78 square miles, extending to the Yuba County line and Placer County to the South, to the Yuba County line and Nevada County to the East, to Beale Air Force Base and Erle Road to the North, and to roughly Powerline Road and State Highway 70 to the West.

The Authority is responsible for fire prevention, emergency response and emergency medical services on property throughout its boundaries. The Authority maintains and operates three fire stations, and currently has two paid employees and over 30 volunteers. In addition to fire prevention and medical emergency services, the Authority also provides fire suppression, protection, education, disaster preparedness training and response capabilities.

³⁴ Wheatland, California Population 2024, December 26, 2004.

³⁵ Wheatland Fire Authority, December 26, 2024.

The Wheatland Fire Authority, a joint powers authority (JPA) employs staff, including a fire chief, battalion chief, captain, engineer and explorer. The WFA occupies, uses and maintains all fire facilities and equipment, but the City and PBFDP retain ownership of facilities and equipment owned since the time Authority was formed. New equipment and facilities acquired by Authority are the property of the Authority.

WFA provides fire suppression and prevention, Basic Life Support (BLS) for medical emergencies, rescue, fire inspection, education services, and standby safety and emergency medical at local high school football games. Fire suppression and protection services include structural, vehicle and vegetation fires. WFA provides BLS until Bi-County Ambulance, a privately owned ambulance company, arrives to perform Advanced Life Support and provide ambulance transport services. WFA has technical expertise in confined space, low and high angle, and trench rescues. Educational services include fire prevention and CPR instruction in local schools and a hazardous materials awareness program.

The fire chief conducts inspections with the building inspector at new construction sites. Annual fire inspections are conducted at business sites and at residences upon request.

4.4.3 Wheatland Fire Authority Dispatch Services

In the WFA, all 911 calls made from land lines are automatically routed to the Yuba County Sheriff. Radio dispatch services are provided by the Sheriff for the Wheatland Fire Authority. Yuba County is the Public Safety Answering Point. Once the County Sheriff dispatcher determines a call requires fire department response all fire personnel are dispatched. For medical emergencies, the Sheriff calls Bi-County Ambulance and the company dispatches the nearest ambulance.

Calls to 911 from cellular phones are initially routed to the California Highway Patrol (CHP). If the call is north of the Bear River, then it is routed to Chico CHP. If the call is placed south of the Bear River, it is routed to Sacramento CHP. CHP relays the call to Yuba County. Due to proximity, mutual aid is often provided outside of WFA bounds to the Olivehurst Fire Department service area and California Department of Forestry and Fire Protection in the Sheridan community (Placer County).

4.4.4 Wheatland Fire Authority Grants

Bill Shaw Awarded Grants:

2020, Rescue Inflatable Raft, Swift Water Rescue, Water Craft Rescue and Rescue Overedge Arizona Vortex \$10,000

The Arizona Vortex is a highly versatile and portable artificial high directional (AHD). As an AHD, the Vortex allows users to elevate rope lines above edges, entries or other obstructions, and is ideal in edge-mitigation for cliffs, confined spaces, mines and other industrial rescue or rope access operations.

2021, Drone (UAV) \$10,000

2022, Rescue Jet Skis (2 skis with trailer) \$31,352.00

4.4.5 Wheatland Fire Authority ISO Rating

ISO collects and evaluates information from communities in the United States on their structure fire suppression capabilities. The data is analyzed using our Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC) grade is assigned. Fire suppression may be only a small part of the fire department's overall responsibility given most calls are medical related. The ISO survey is conducted whenever it appears that there is a possibility of a PPC change. As such, the PPC program provides important, up-to-date information about fire protection services throughout the country.

In 2024 the ISO reviewed the City of Wheatland and issued a score of 74.28 out of 105.50 and a fire rating of 3/3y to be effective on January 1, 2025. The ratings for each ISO reviewed category in 2024 are shown below:

Wheatland Fire Authority ISO Rating		
Fire Service Rating Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	2.85	3
422. Credit for Telecommunications	3.2	4
432. Credit for Dispatch Circuits	2.4	3
440. Credit for Emergency Communications	8.45	10
Fire Department		
513. Credit for Engine Companies	5.98	6
523. Credit for Reserve Pumpers	0.50	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	1.85	4
553. Credit for Reserve Ladder and Service Trucks	0	0.50
561. Credit for Deployment Analysis	6.97	10
571. Credit for Company Personnel	6.33	15
581. Credit for Training	3.82	9
730. Credit for Operational Considerations	2.00	2
590. Credit for Fire Department	30.45	50
Water Supply		
616. Credit for Supply System	18.92	30
621. Credit for Hydrants	2.90	3
631. Credit for Inspection and Flow Testing	5.00	7
640. Credit for Water Supply	38.00	40
Divergence	-6.82	-
1050. Community Risk Reduction	4.20	5.50
Total Credit	74.28	105.50
Fire Rating 3/3Y		

4.5 Wheatland Fire Authority MSR

4.5.1 Growth and Population Projections for the Wheatland Area³⁶

A. Wheatland Area Population Projections

The City of Wheatland has a population of 4,124³⁷ so it is estimated that the Wheatland Area population would be approximately 8,000. The population would be expected to increase in the future. Even though California lost population between 2010 and 2020, Yuba County did not.

B. MSR Determinations on Growth and Population Projections for the Wheatland Area

MSR 1-1) The population of the Wheatland Area is expected to increase in the future.

4.5.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Wheatland³⁸

A. Determination of Wheatland Area Disadvantaged Unincorporated Community Status

The Median Household Income (MHI) is \$76,991 for the City of Wheatland. The Median Household Income for the State of California is \$96,334.³⁹ Eighty Per Cent of the State Median Household Income is \$77,067. Thus the population in the City of Wheatland would qualify as “Disadvantaged”. The population of the area outside of the City limits is probably similar.

B. MSR Determinations on Disadvantaged Unincorporated Communities near Wheatland

MSR 2-1) There may be Disadvantaged Unincorporated Communities near Wheatland; however, annexing these areas to the City of Wheatland could be a complex process if determined feasible

MSR 2-2) Wheatland is a disadvantaged community having a MHI of 76,991 based on the 2024 data. Income amounts for the Wheatland Area vary from 47,111 up to 103,882 but the average is 76,991, which qualifies to be called a disadvantaged community

4.5.3 Wheatland Fire Authority Infrastructure⁴⁰

A. Infrastructure

The Wheatland Fire Authority has three fire stations, and equipment at each station. The station located in the City of Wheatland (Station 1) has three fire engines. Stations in the Plumas Brophy area house four engines and one tender at Station 3 and two engines and two jet skis

³⁶ California Government Code Section 56430. (a) (1)

³⁷ [Wheatland CA population - Search](#), December 27, 2024.

³⁸ California Government Code Section 56430. (a) (2)

³⁹ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

⁴⁰ California Government Code Section 56430. (a) (3)

and a rescue trailer at Station 2.⁴¹ The Wheatland Fire Authority intends to upgrade facilities and equipment as funds become available.

B. MSR Determinations on Infrastructure

MSR 3-1) The Wheatland Fire Authority has sufficient equipment and will upgrade the equipment as funds become available.

4.5.4 Financial Ability to Provide Services⁴²

A. Financial Considerations

The Plumas Brophy Fire Protection District works together with the City of Wheatland to make the Wheatland Fire Authority successful. Each entity adopts a budget and the Wheatland Fire Authority adopts a budget with equal contributions from both the Plumas Brophy Fire Protection District and the City of Wheatland.

B. MSR Determinations on Financing for Wheatland Fire Authority

MSR 4-1) The Wheatland Fire Authority is able to provide better service and fire protection than the Plumas Brophy Fire Protection District and the City of Wheatland could do in the past. Each entity retains ownership of original equipment but new equipment is owned by the Wheatland Fire Authority.

4.5.5 Opportunities for Shared Facilities⁴³

A. Facilities

The Wheatland Fire Authority has three fire stations, and equipment at each station. The station located in the City of Wheatland has three fire engines. Stations in the Plumas Brophy area house four engines and one tender at Station 1 and two engines and one tender at Station 2.⁴⁴ The Wheatland Fire Authority will upgrade facilities and equipment as funds become available.

B. MSR Determinations on Shared Facilities for Wheatland Fire Authority

MSR 5-1) At some time in the future the Wheatland Fire Authority hopes to build a new fire station on the west side of State Route 65.

4.5.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies⁴⁵

A. Government Structure for Wheatland Fire Authority

⁴¹ Yuba LAFCo, Plumas Brophy FPD Municipal Service Review, 2006.

⁴² California Government Code Section 56430. (a) (4)

⁴³ California Government Code Section 56430. (a) (5)

⁴⁴ Yuba LAFCo, Plumas Brophy FPD Municipal Service Review, 2006.

⁴⁵ California Government Code Section 56430. (a) (6).

The Government for the Wheatland Fire Authority may seem cumbersome but it has worked well and enables a more efficient operation than separate District and City departments. The Plumas Brophy FPD maintains a three member Board of Directors and meets monthly. The City Council for the City of Wheatland also has to approve the budget for the Wheatland Fire Authority. The Wheatland Fire Authority has a four member Board of Directors consisting of two board members from Plumas Brophy FPD and two City members. The Board for the Wheatland Fire Authority meets monthly.

B. MSR Determinations on Government Structure for Wheatland Fire Authority

MSR 6-1) The government for the Wheatland Fire Authority is a four member Board with two members from the Plumas Brophy Fire Protection District and two members from the City of Wheatland. The Board works well and maintains a website and meetings open to the public.

4.6 Wheatland Fire Authority Sphere of Influence

4.6.1 Recommendation for Wheatland Fire Authority Sphere of Influence

The Wheatland Fire Authority Sphere of Influence should remain the same as the present boundary, combining the area within the Plumas Brophy FPD and the City of Wheatland.

4.6.2 Present and Planned Land Uses in the Wheatland Area, Including Agricultural and Open Space Lands⁴⁶

A. General Plan and Zoning for the Wheatland Area

The City of Wheatland has a General Plan and Zoning Ordinance for land within the City Limits. The County of Yuba controls the General Plan and zoning for the area within the Plumas Brophy FPD. The County of Yuba has the following policies in the General Plan regarding fire protection:⁴⁷ IN terms of new dwelling units the Wheatland Fire Authority's area is growing slowly. However, opportunities for growth exist in the area.

Policy CD12.5 New developments shall demonstrate the availability of adequate fire flow pressure, storage, system gridding, hydrant spacing and sprinkler systems prior to approval.

Policy CD12.6 The County will condition new developments and collaborate with local fire districts to locate stations so that first fire response can be provided within 6 minutes in 95% or more of cases within the Valley Growth Boundary.

Policy CD12.7 The County's target for fire protection is an ISO (Insurance Service Organization) rating of no greater than 5 within the Valley Growth Boundary and no greater than 8 for Rural Communities.

⁴⁶ California Government Code Section 56425 (e)(1)

⁴⁷ Yuba County General Plan, Community Development, Page 45.

Policy CD12.8 New developments shall contribute fees, construct and dedicate facilities, and/or use other mechanisms acceptable to local service providers to provide for law enforcement and fire protection facilities and services needed to serve new growth.

B. SOI Determinations on Present and Planned Land Use for Wheatland Area

SOI 1-1] Both the City of Wheatland and the County of Yuba expect growth in the Wheatland area, the Wheatland Fire Authority should maintain communication with the City and the County regarding proposed developments and requirements necessary to maintain safety for future residents.

4.6.3 Present and Probable Need for Public Facilities and Services in the Wheatland Area⁴⁸

A. Municipal Service Background

There is an ongoing need for fire protection for the City of Wheatland and the surrounding area.

B. SOI Determinations on Probable Need for Facilities and Services in the Wheatland area

SOI 2-1] The Wheatland Fire Authority hopes to upgrade the facilities with a new fire station which would include sleeping facilities to allow paid staff to be available 24 hours per day.

4.6.4 Present Capacity of Public Facilities and Adequacy of Public Services provided by Wheatland Fire Authority⁴⁹

A. Wheatland Fire Authority Capacity Background

The Wheatland Fire Authority is working to maintain capacity for equipment and personnel to meet the needs of the population. The Fire Authority hopes to construct a new fire station in the future which would allow personnel to stay at the fire station and to be available 24 hours per day, seven days per week. The Fire Authority will still depend on trained volunteers for the foreseeable future.

B. SOI Determinations on Public Facilities Present and Future Capacity for Wheatland Fire Authority

SOI 3-1] The facilities and capacity for the Wheatland Fire Authority are adequate but improvements will be needed due to aging of the population and awareness of the dangers of wild fires.

⁴⁸ California Government Code Section 56425 (e)(2)

⁴⁹ California Government Code Section 56425 (e)(3)

4.6.5 Social or Economic Communities of Interest for Wheatland Fire Authority⁵⁰

A. Community

The City of Wheatland has a distinct identity as a community and benefits from proximity to Beale Air Force Base. The business community has a Chamber of Commerce. There are five churches and schools from preschool to high school. This will be a help to the Wheatland Fire Authority to recruit, train and retain volunteer fire fighters.

B. SOI Determinations on Social or Economic Communities of Interest for Wheatland Fire Authority

SOI 4-1] Wheatland provides most services except for hospital service.

4.6.6 Disadvantaged Unincorporated Community Status⁵¹

A. Disadvantaged Unincorporated Communities

A “Disadvantaged” community has a Median Household Income below 80% of the State Median Household Income. The Median Household Income is \$76,991 for the City of Wheatland. The Median Household Income for the State of California is \$96,334.⁵² Eighty Per Cent of the State Median Household Income is \$77,067. Thus the population in the City of Wheatland would qualify as “Disadvantaged”. The population of the area outside of the City limits is probably similar.

B. Disadvantaged Unincorporated Community Status for Wheatland

SOI 5-1] There are probably Disadvantaged Unincorporated Communities adjacent to the City Wheatland; however, annexing these areas to the City of Wheatland may be a complex process requiring a change in the annexation applications.

⁵⁰ California Government Code Section 56425 (e)(4)

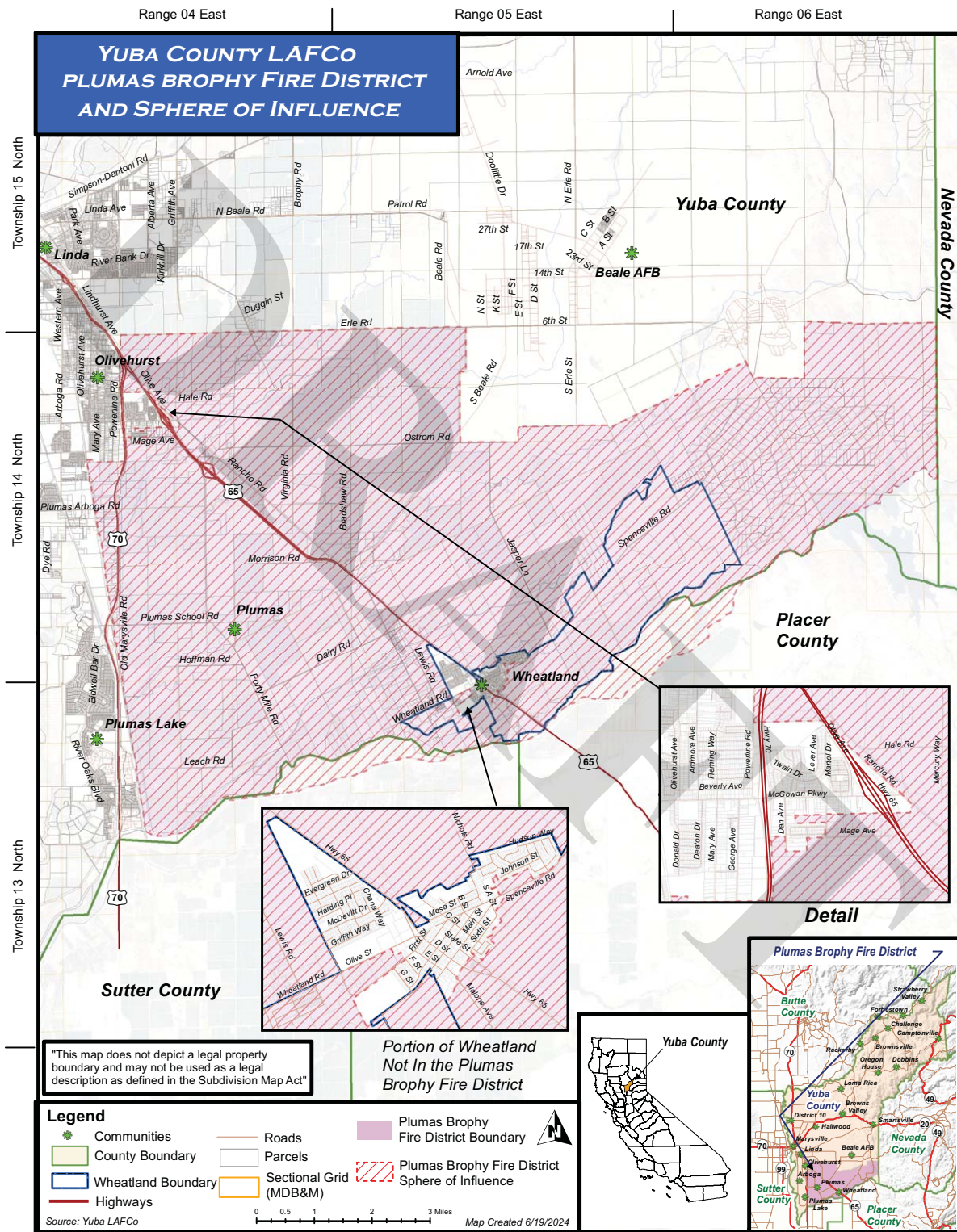
⁵¹ California Government Code Section 56425 (e)(5)

⁵² [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

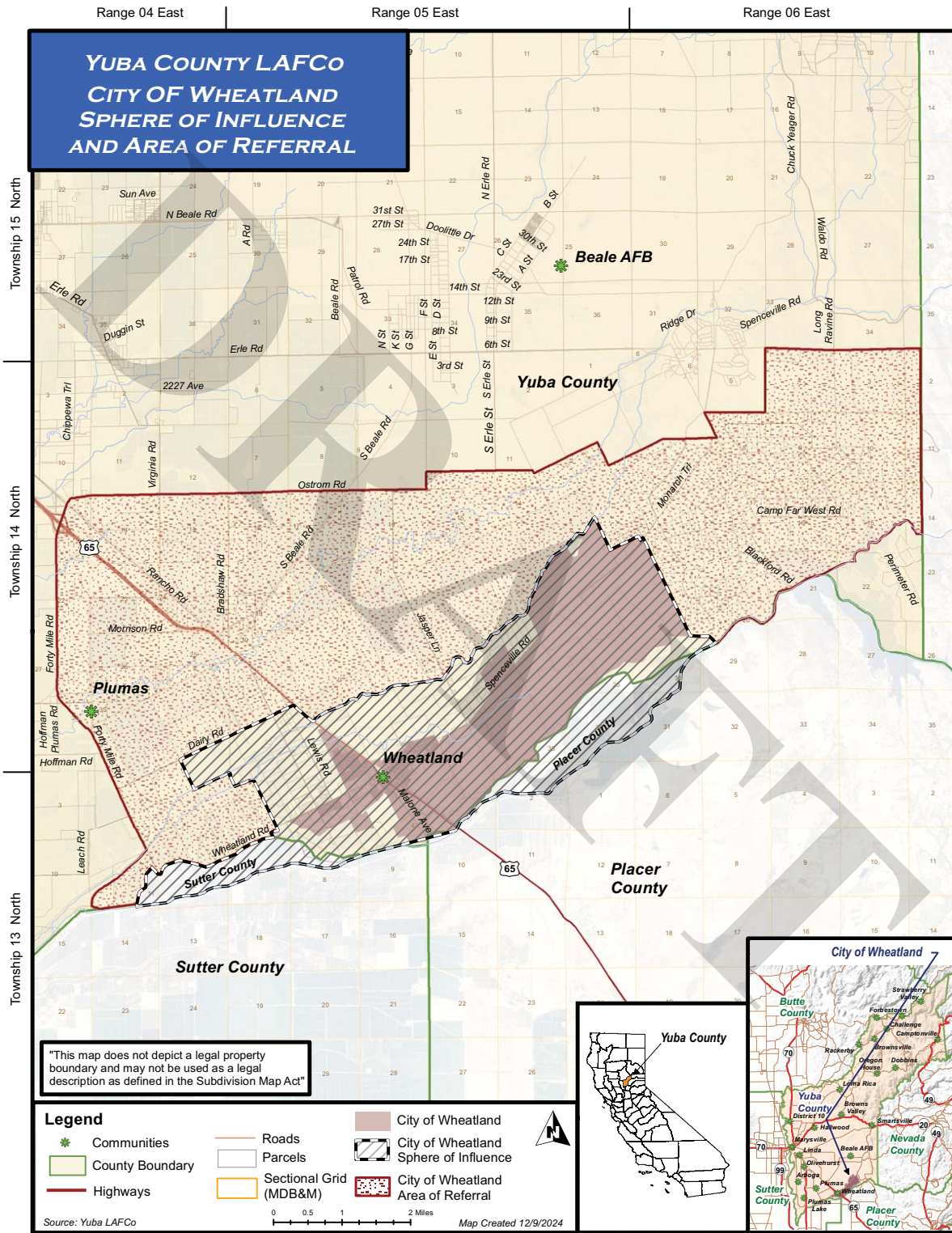
4.7 Map of Wheatland Fire Authority

DRAFT

YUBA LAFCO
 Fire Protection Districts
 MSR and SOI March 2025 d3



YUBA LAFCO
 Fire Protection Districts
 MSR and SOI March 2025 d3



5 OLIVEHURST PUBLIC UTILITY DISTRICT FIRE AND EMERGENCY MEDICAL SERVICE

5.1 Olivehurst

Olivehurst is located four miles south of Marysville. A post office opened at Olivehurst in 1941.⁵³ Olivehurst was first largely settled by people from the Midwest during the Great Depression who were looking for fertile land, availability of jobs and a better future. Olivehurst is served by the Marysville Joint Unified School District and has Ella Elementary School, Olivehurst Elementary School, Yuba Gardens Intermediate School and Lindhurst High School.

Olivehurst has a 2024 population of 18,043. Olivehurst is currently growing at a rate of 1.77% annually and its population has increased by 19.1% since the most recent census, which recorded a population of 15,149 in 2020. The Median Household Income for Olivehurst is \$69,595.⁵⁴ The Median Household Income for California is \$84,907.⁵⁵ The median age in Olivehurst is 32.7 years: 33.1 years for males, and 32.4 years for females.⁵⁶

5.2 Olivehurst Public Utility District (OPUD)

5.2.1 Olivehurst PUD Fire Protection Services

The Olivehurst Public Utility District (OPUD) provides fire prevention and suppression (structural, vehicle, and vegetation fires), Basic Life Support (BLS) for medical emergencies, rescue, hazardous materials response, fire investigation, education, and burning permit services.

Fire prevention services include pre-fire planning, public education, and school and business inspections. Education programs offered by the District include tours for pre-school children and the Fire Explorer program designed to keep teenagers out of gangs. The District also participates in the Yuba County Code Enforcement Team, which mitigates uninhabitable properties and has established an arson investigation team.

The District protects approximately 4,000 residential structures, 13 multi-family apartment complexes including, 5 schools, an airport, medical service facilities and approximately 70 commercial businesses among others.⁵⁷

OPUD provides fire protection services in its original 1949 response and protection area (4.1 square miles), including Olivehurst, the Yuba County Airport, and a portion of the North Arboga Study Area, while LFPD (Linda Fire Protection District) provides fire services to the remainder of the area within OPUD's boundaries. This service arrangement is based on an informal agreement reached in 1989 between the former fire chiefs of OPUD, LFPD and PBFDP. OPUD's fire service area extends beyond the District's boundaries that later was formerly annexed by LAFCO.

⁵³ Durham, David L. (1998). *California's Geographic Names: A Gazetteer of Historic and Modern Names of the State*. Clovis, Calif.: Word Dancer Press. p. 533. ISBN 1-884995-14-4.

⁵⁴ [Olivehurst, California Population 2024](#), December 15, 2024.

⁵⁵ [California State Household Income | Department of Numbers](#), December 15, 2024.

⁵⁶ [Olivehurst, California Population 2024](#), December 15, 2024.

⁵⁷ OPUD, Capital Public Finance Group, LLC. *Development Impact Fee Study*, 2019

The District reported that it is frequently called upon to provide service within the PBFDP boundaries, due to proximity to the area south of McGowan Parkway, east of Rancho Road and south along SR 65 to Forty Mile Road. In addition, the District also responds within the LFPD boundaries to the area along Arboga Road from Furneaux Road south to Plumas-Arboga Road.

5.2.2 OPUD Mutual and Automatic Aid

The Olivehurst Public Utility District provides service to the Estom Yumeka Maidu Tribe of the Enterprise Rancheria, a federally recognized Indian tribe listed in the Federal Register as the Enterprise Rancheria of Maidu Indians of California to provide fire, EMS, and inspection services.

The Olivehurst Public Utility District serves 40 acres of tribal land in Yuba County, California held by the United States of America in trust for the Tribe, located approximately 4 miles southeast of the Community of Olivehurst, on the eastern side of Forty Mile Road and State Route 65, with an expected street address of 3317 Forty Mile Road. The Olivehurst Public Utility District has entered into a MOU for this service and is providing new Fire, EMS, and Inspection services to the Hard Rock Cafe and Casino that became effective on May 8, 2018, for a term of ten (10) years from the start date and may be renewed by the parties' mutual agreement for up to two (2) additional five (5)-year terms.

The Olivehurst Public Utility District is not provided service by any service provider excepting Mutual Aid for coordination service with other agencies, training and disaster operations. The Olivehurst Public Utility District adopted Resolution 2348, in support of collaboration of services between Linda Fire Protection District, City of Marysville, Olivehurst Public Utility District Fire Department, and Wheatland Fire Authority to work, in good faith, with the other departments, elected officials and staff towards the common goal of collaboration by means of joint training exercises, joint purchasing when possible, fleet maintenance when feasible, fire plan review and inspection, operational planning and shared administration when possible.

The Olivehurst Public Utility District does not participate in a Joint Powers Authority at this time.

5.2.3 OPUD Ambulance Services

Bi-County Ambulance, a privately-owned ambulance company provides ambulance and ambulance transport services.

5.2.4 OPUD Fire Department Staffing and Training

The OPUD Fire Department is staffed by a chief/safety Officer, three captains, an administrative assistant, a seasonal/temporary firefighter, and 24 call firefighters, 1 seasonal fire fighter and one support staff. This staffing level allows the District to provide continuous staffing of the station.

Training is held regularly for required certifications for call and full-time firefighters. In addition, the department holds bi-weekly training for all personnel for a minimum of three hours each session and each shift is required to hold two hours of training daily for all full-time personnel.

5.2.5 Olivehurst Public Utility District Operational Bylaws and MOU's

OPUD has established a Policy and Procedure Manual including an Anti-Nepotism Policy, a Business Office Parking Policy, a Catastrophic Leave Bank Policy, a Communication Protocols Policy, a Travel Policy, a Confidentiality Policy, a Surplus Equipment and Property Policy, a Drug Free Workplace Policy, An Equitable Compensation Policy, A Firefighter Exercise and Fitness Policy, A First Aid Kit Usage Policy, a Harassment/Discrimination Policy, a Hepatitis Inoculation Policy, A Hiring Procedure Policy, an Internal Appointment Policy, an Internet Access, Email and Electronic Communications Security Policy, a Lateral Transfer-Promotion Policy, a Leave Without Pay Policy, and a Managers Code of Conduct Policy.

OPUD has a current MOU between the District and the Olivehurst Public Utility District Fire Department Association from July 1, 2024 through June 30, 2027 and a MOU between the District and the Members of the Management Professional Employees Association from July 1, 2024 to June 30, 2027. The district has several ordinances related to personnel and operational management.

5.2.6 OPUD Dispatch Services

All 911 calls made from land lines are automatically routed to the Yuba County Sheriff. Radio dispatch services are provided by Sheriff Dispatch for OPUD; hence, Yuba County is the Public Safety Answering Point. Once the Sheriff dispatcher determines a call requires fire department response, full-time staff is dispatched and call personnel are notified through pagers. For medical emergencies, the Sheriff calls Bi-County Ambulance and the company dispatches the nearest ambulance.

Calls to 911 from cellular phones are initially routed to the California Highway Patrol (CHP). CHP relays the call to Yuba County Sheriff, and dispatching follows the protocol discussed above.

The OPUD call breakdown between July 1, 2023 and June 6, 2024 is as follows:

Structural Fire Calls	10
Medical Calls	1376
Other Calls	<u>516</u>
TOTAL Calls	1902

Alarm Answering Times are less than one minute.

5.2.7 OPUD Fire Department Equipment

The Olivehurst Public Utility District currently operates out of a single fire station, comprised of multiple buildings that were originally built in 1949. The buildings were originally used to provide all District services; however, the facility is now dedicated to fire services. In 1963, two additional bays were added, and in 2007, the main office building and living quarters were upgraded to comply with OSHA standards and new roof is being constructed in 2024. With these upgrades and improvements, the District considers the facilities to be in fair to good condition. The District also indicated a need for an additional station near the corner of Rancho Road and McGowan Parkway to keep response times between three and five minutes. Current response times in that area are approximately seven minutes. There is no timeline for construction of this station.

The District provides services with seven engines, four pumpers, one ladder truck, two brush trucks, a chief's vehicle, a truck, an air unit, a utility vehicle, and a mass casualty incident trailer. Four vehicles were replaced between 2008 and 2024. The District reported that all apparatus and equipment meet or exceed all National Fire Protection Association Standards, and there are no vehicle needs at this time. Department resources are detailed below including engine number, pumping capacity and purpose, age of the equipment, and date equipment was placed into Service.

OLIVEHURST FIRE PROTECTION DISTRICT EQUIPMENT			
Engine Number	Engine Type	Use and Capacity	Date Placed Into Service
E311 Engine	2004 Ferrara	1st Out Engine / 1250 GPM	10/19/2004
E312 Engine	2002 HME Westates	1st Out Engine / 1250 GPM	11/2019
E313 Engine	2006 West-Mark	1st Out Engine / 1008 GPM	3/14/2008
E314 Engine	2016 HME Ahrens-Fox	1st Out Engine / 1250 GPM	2/9/2018
B315 Brush	2023 Ram5500	1st Out Engine / 180 GPM	12/11/2023
E316 Brush	2023 International-BME	1st Out Engine / 500 GPM	4/30/2024
T317 Quint	2023 Sutphen SPH100 Ladder	1st Out Engine / 1500 GPM	4/17/202

In the past, the department identified several dispatching needs to improve service call efficiency by reducing radio traffic and giving scene information to personnel through the installation of mobile data terminals in each unit and teletype printers in each station. A timeline for these improvements has not yet been established and a funding source has not yet been identified.

5.2.8 Olivehurst PUD Fire Flow Analysis

In addition to Fire and EMS services OPUD provides water service in the area served. OPUD conducts regular fire flow testing. On September 10th, 2024 OPUD conducted fire flow testing at 10 locations within its service area.

5.2.9 Olivehurst PUD Budget for Fire Protection

The 2023-2024 Budget for the Olivehurst PUD Fire Department is shown below:

Olivehurst PUD Fire Department Budget 2023-2024		
Revenues		
11.45103.09.0	Fire Misc. Revenue	50,000
11.45400.09.0	Fire Mitigation Fees Revenue	85,000
11.45402.09.0	Misc. Grant Revenue	10,000
11.45403.09.0	Strike Team Revenue	110,000
11.45410.09.0	Burn Permits & Cost Recovery	1,500
11.45411.09.0	Weed Abatement-Resident Reimbursement	-
11.45431.09.0	Transfer in-Safety Funds	15,000
11.45435.09.0	CA Heartlands Assessment Revenue	4,500
11.45800.09.0	County Service Area 66Tax Revenue-Fire Department	26,000
11.45810.09.0	County Service Area 69Tax Revenue-Fire Department	2,100
11.49300.09.0	Current Secured Taxes Fire Department	573,000
11.49301.09.0	Current Unsecured Taxes Fire Department	-
11.49310.09.0	Fire Department Prop. 172 Taxes	130,000
Total Revenues	09 (Fire Department)	\$1,007,100

Olivehurst PUD Budget 2023-2024		
Expenditures		
11.59101.09.0	Salaries-Fire department	511,239
11.59102.09.0	Overhead-Admin. Salaries/Benefits	44,596
11.59103.09.0	Overhead-Admin Expenses-Fire	12,251
11.59110.09.0	Salaries OT-Fire Dept.	89,147
11.59111.09.0	Salaries-Fire Dept. Vol.	15,000
11.59112.09.0	Salaries OT-Fire Dept. Vol.	105,000
11.59300.09.0	Operating Supplies & Repairs-Fire Department	13,000
11.59301.09.0	Licenses and Permits-Fire Department	35,000
11.59302.09.0	Office Supplies & Expenses-Fire Department	4,000
11.59303.09.0	Gas and Oil-Fire Department	20,000
11.59304.09.0	Fees & Dues-Fire Department	300
11.59305.09.0	Utilities and Phone-Fire Department	20,500
11.59306.09.0	Outside Services-Fire Department	30,000
11.59307.09.0	Printing/Public/Legal Notices-Fire Department	750
11.59309.09.0	Small Tools-Fire Department	500
11.59310.09.0	Uniforms-Fire Department	10,000
11.59311.09.0	Public Education and Outreach	1,000
11.59312.09.0	Training & Education –Fire Prevention	10,000
11.59315.09.0	Safety Supplies/Expense	2,000
11.59318.09.0	Weed abatement expense	3,000
11.59319.09.0	Internship Program Expense	-
11.59320.09.0	Postage & Shipping Fire Department	350
11.59325.09.0	Direct Assessment-Fire	100
11.59401.09.0	General Insurance-Fire Department	45,438
11.59402.09.0	Workers' Comp. –Fire Department	24,809
11.59403.09.0	Transportation & Travel-Fire Department	750
11.59404.09.0	Computer Services-Fire	17,500
11.59405.09.0	Legal fees-Fire	10,000
11.59501.09.0	Payroll Taxes-Fire Department	52,051
11.59502.09.0	Employee Benefits (Ret. Med.)	129,656
11.59905.09.0	Employment Costs –Fire Department	12,000
11.59600.09.0	Capital Outlay	-
11.59801.09.0	Buildings and Improvements Fire Department	70,000
11.59802.09.0	Auto and other Equip Expense-Fire Department	74,000
11.59806.09.0	Fire Equipment	1,835,000
11.65704.09.0	DEPRECIATION EXPENSE-Fire Department	100,000
	Total Expenditures	\$3,298,937
	Excess of Revenues over Expenditures	(2,291,837)
	Cash Reserves: Strike Team-Mitigation/in Lieu Fees-Measure K	466,836
	Fire engine Loan Payment to Administration	(75,000)
	Loan from Administration-2023 Sutphen Ladder Truck	1,500,000
	Reserve transfer: Equipment	400,000

5.2.10 Olivehurst PUD Audit

The Olivehurst PUD Audit for Fiscal Year ending June 30 2022 shows the following table with expenses for the Fire Protection program shown separately:

OLIVEHURST PUBLIC UTILITY DISTRICT					
Statement of Revenues, Expenditures, and Changes in Fund Balance by Function					
Governmental Funds* for the Fiscal Year Ended June 30, 2022⁵⁸					
	Fire	Lighting	Parks and Recreation	Admin- istration	Total General
Revenues					
Taxes and assessments	\$793,054	\$97,439	\$801,269	\$-	\$1,691,762
Service Charges	465,317	-	6,495	-	471,812
Use of Money and Property	-	-	41,348	66,749	108,097
Mitigation fees	215,810	-	-	-	215,810
Intergovernmental revenues	388,587	-	22,188	701,911	1,112,686
Other revenues	5,200	-	9,028	35,757	49,985
Total Revenues	1,867,968	97,439	880,328	804,417	3,650,152
Expenditures					
Salaries and benefits	1,018,074	-	208,350	(135,8670)	1,090,557
Services and supplies	201,900	47,204	484,188	204,432	937,724
Capital outlay	10,477	-	121,045	-	131,522
Total Expenditures	1,230,451	47,204	813,583	68,565	2,159,803
Excess of Revenues over Expenditures	\$637,517	\$50,235	\$66,745	\$735,852	\$1,490,349

*Governmental Funds are the funds listed in this table. Business Funds are Sewer and Water service, where fees are charged for use.

⁵⁸ Fechter & Company Certified Public Accountants, 3445 American River Drive Suite A, Sacramento, CA 95864, www.fechterepps.com, December 27, 2022.

5.2.11 Olivehurst Public Utility District ISO Analysis

A. ISO Rating System

ISO concluded its review of the fire suppression features being provided for the Olivehurst PUD. The resulting community classification is class 3.⁵⁹ The rating system for each category is shown in the following table. The ratings for Olivehurst PUD were not made available to Yuba LAFCo so are not included in this report.

Olivehurst Public Utility District ISO Rating		
Fire Service Rating Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting		3
422. Credit for Telecommunications		4
432. Credit for Dispatch Circuits		3
440. Credit for Emergency Communications		10
Fire Department		
513. Credit for Engine Companies		6
523. Credit for Reserve Pumpers		0.50
532. Credit for Pump Capacity		3
549. Credit for Ladder Service		4
553. Credit for Reserve Ladder and Service Trucks		0.50
561. Credit for Deployment Analysis		10
571. Credit for Company Personnel		15
581. Credit for Training		9
730. Credit for Operational Considerations		2
590. Credit for Fire Department		50
Water Supply		
616. Credit for Supply System		30
621. Credit for Hydrants		3
631. Credit for Inspection and Flow Testing		7
640. Credit for Water Supply		40
Divergence		
1050. Community Risk Reduction		5.50
Total Credit		105.50

B. ISO Standards

For each category there is an ISO standard. For example, *The 2013 Edition of NFPA 1221, Standard for Installation, Maintenance and Use of Emergency Services Communications Systems*, recommends that ninety-five percent of emergency calls shall be answered within 15 seconds, and ninety-nine percent of emergency calls shall be answered within 40 seconds. In addition, NFPA recommends that eighty percent of emergency alarm processing shall be completed within 60 seconds and ninety-five percent of alarm processing shall be completed with 106 seconds of answering the call.⁶⁰

⁵⁹ ISO Public Protection Classification for OPUD.

OPUD received a score in this category of _____ out of 10.

Each category has a standard. Some of them require training which rural Fire Protection Districts may not be able to afford. The Districts have to balance the cost of training to fight fires and the cost of training for medical emergencies. The District should post the ISO report on its website.

5.3 Olivehurst Public Utility District Fire Protection MSR

5.3.1 Growth and Population Projections for the Olivehurst Area⁶¹

A. Area Population Projections

The Yuba County General Plan shows a 2030 population for Olivehurst-Plumas Lake of 36,600 to 48,000.⁶² This would be a substantial increase from the 2024 population of 18,043. The Fire Chief for the Olivehurst PUD Fire Department, Randy York, reports that there are 1,076 dwelling units in the process of being approved by the Yuba County Planning Department or under construction in the Olivehurst PUD area. According to Yuba County Residential Trends four year summary indicates a total anticipated dwelling units between 2021-2024 at 350 in the Fire service area

B. MSR Determinations on Growth and Population Projections for the Olivehurst Area

MSR 1-1) According to the Yuba County General Plan, the population of the Olivehurst Area is expected to grow substantially in the future to a population of 36,600 to 48,000.

MSR 1-2) There are 1,076 homes and apartments in the process of being approved or constructed in the OPUD Fire Protection area.

5.3.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Olivehurst⁶³

A. Determination of Area Disadvantaged Unincorporated Community Status

The Median Household Income for the Olivehurst PUD (OPUD) is \$69,595.⁶⁴ The Median Household Income for the State of California is \$96,334.⁶⁵ Eighty Per Cent of the State Median Household Income is \$77,067. The Olivehurst Median Household Income is below the 80% of the State Median Household income so Olivehurst would qualify as a Disadvantaged Unincorporated Community. The Median Household Income for the area within OPUD's boundaries depending upon Census Areas ranges from a low \$34,083 to a high of \$79,100. The Median Household Income for the census tract where the fire service area is located is estimated to be \$34,083⁶⁶

⁶¹ California Government Code Section 56430. (a) (1)

⁶² Yuba County General Plan, Community Development Page 20.

⁶³ California Government Code Section 56430. (a) (2)

⁶⁴ [Olivehurst, California Population 2024](#), December 15, 2024.

⁶⁵ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

⁶⁶ Estimated MHI is based on the KMZ file for the Census Tract where the Olivehurst PUD Fire Area Is located.

B. MSR Determinations on Disadvantaged Unincorporated Communities near Olivehurst

MSR 2-1) Olivehurst PUD supplies sewer and water to residents of the PUD.

MSR 2- 2) OPUD's fire service area has a lower Median Household Income than the entire OPUD district boundary.

MSR 2-3) The Median Household Income for the census tract where the fire service area is located is estimated to be \$34,083⁶⁷

5.3.3 Infrastructure⁶⁸

A. The buildings and equipment for the Olivehurst Fire Department are described above in this report.

B. MSR Determinations on Infrastructure

MSR 3-1) The infrastructure and equipment for the Olivehurst PUD Fire Department are adequate within the limits of the funds available.

5.3.4 Financial Ability to Provide Services⁶⁹

A. Financial Considerations

The Olivehurst PUD is able to pay for fire protection and emergency medical services according to the budget and audit shown above in this report. The District has nine paid staff and ten volunteers.

B. MSR Determinations on Financing for Olivehurst Public Utility District Fire Department

MSR 4-1) The financing for the Olivehurst PUD Fire Department is adequate with the use of both volunteers and paid staff.

5.3.5 Opportunities for Shared Facilities⁷⁰

A. Olivehurst PUD Facilities

The Olivehurst Fire Chief reports the following;

The OPUD adopted Resolution No. 2348, a resolution in support of collaboration of services between Linda Fire Protection District, City of Marysville, Olivehurst PUD Fire Department and Wheatland Fire Authority to work, in good faith, with the other departments, elected officials and staff towards the common goal of collaboration by means of joint training exercises, joint purchasing when possible,

⁶⁷ Estimated MHI is based on the KMZ file for the Census Tract where the Olivehurst PUD Fire Area is located.

⁶⁸ California Government Code Section 56430. (a) (3)

⁶⁹ California Government Code Section 56430. (a) (4)

⁷⁰ California Government Code Section 56430. (a) (5)

*fleet maintenance when feasible, fire plan review and inspection, operational planning and shared administration when possible.*⁷¹

B. MSR Determinations on Shared Facilities for Olivehurst Public Utility District Fire Department

MSR 5-1) The Olivehurst PUD Fire Department does not have specific agreements for shared facilities but will work with the other fire departments in Yuba County when joint projects are possible.

5.3.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies⁷²

A. Government Structure for Olivehurst Public Utility District

The Olivehurst PUD has a five member Board of Directors to oversee all operations of the District, including fire protection service. The Fire Chief, Randy York, was helpful to provide Yuba LAFCo with information regarding the Fire Department.

B. MSR Determinations on Government Structure for Olivehurst Public Utility District

MSR 6-1) The government structure of a board of directors is required for a Public Utility District. The Olivehurst PUD Board has good communication with the Fire Chief.

5.4 Olivehurst Public Utility District Fire Protection Sphere of Influence

5.4.1 Recommendation for Olivehurst Public Utility District Fire Department Sphere of Influence

The Fire Department for the Olivehurst PUD would like to work on agreements for specific sites with adjacent fire protection districts. The Sphere of Influence for the Olivehurst PUD Fire Department would be smaller than the Olivehurst PUD boundary because the Linda FPD provides fire protection to area within the Olivehurst PUD.

5.4.2 Present and Planned Land Uses in the Olivehurst Public Utility District Fire Department Area, Including Agricultural and Open Space Lands⁷³

A. General Plan and Zoning for the Olivehurst Public Utility District Fire Department
The Yuba County General Plan and Zoning for the Olivehurst PUD area shows many areas for development because the District supplies sewer and water service.

B. SOI Determinations on Present and Planned Land Use for Olivehurst Public Utility District Fire Department

⁷¹ Olivehurst PUD Fire Department, Response to Yuba LAFCo questionnaire, 9-24-24.

⁷² California Government Code Section 56430. (a) (6).

⁷³ California Government Code Section 56425 (e)(1)

SOI 1-1] The Olivehurst PUD area is considered a good place for future development in Yuba County because sewer and water service are available. The Fire Department is active in review plans for development with regard to fire safety.

5.4.3 Present and Probable Need for Public Facilities and Services in the Olivehurst Public Utility District Fire Department Area⁷⁴

A. Municipal Service Background

The Olivehurst PUD Fire Department provides required fire services for the District as a whole and the PUD is dependent on this service.

B. SOI Determinations on Probable Need for Facilities and Services in Olivehurst Public Utility District Fire Department Area

SOI 2-1] The Olivehurst PUD is dependent on the Fire Department for several services related to fire protection and medical emergency response including review of new development, weed abatement and public education regarding fire danger.

5.4.4 Present Capacity of Public Facilities and Adequacy of Public Services provided by Olivehurst Public Utility District Fire Department⁷⁵

A. Olivehurst Public Utility District Fire Department Capacity Background

The Olivehurst PUD Fire Department has adequate capacity to serve the community with the help of volunteer fire fighters.

B. SOI Determinations on Public Facilities Present and Future Capacity for Olivehurst Public Utility District Fire Department

SOI 3-1] The Olivehurst PUD Fire Department should be able to maintain the capacity to serve the District with the help of volunteer fire fighters.

5.4.5 Social or Economic Communities of Interest for Olivehurst Public Utility District Fire Department⁷⁶

A. Olivehurst Community

The Olivehurst Community provides many services to the residents including schools, businesses, and churches. Residents can use the hospital in nearby Marysville when needed.

B. SOI Determinations on Social or Economic Communities of Interest for Olivehurst Community

SOI 4-1] The Olivehurst PUD provides a governmental structure for Olivehurst and the residents do anticipate the need for a different governmental structure such as an incorporated city.

⁷⁴ California Government Code Section 56425 (e)(2)

⁷⁵ California Government Code Section 56425 (e)(3)

⁷⁶ California Government Code Section 56425 (e)(4)

5.4.6 Disadvantaged Unincorporated Community Status⁷⁷

A. Disadvantaged Unincorporated Communities

A “Disadvantaged” community has a Median Household Income below 80% of the State Median Household Income. The Median Household Income for Olivehurst is \$69,595.⁷⁸ The Median Household Income for the census tract where the fire service area is located is estimated to be \$34,083⁷⁹ The Median Household Income for the State of California is \$96,334.⁸⁰ Eighty Per Cent of the State Median Household Income is \$77,067. The Olivehurst Median Household Income is below the 80% of the State Median Household income so Olivehurst would qualify as a Disadvantaged Unincorporated Community.

B. Disadvantaged Unincorporated Community Status for Olivehurst

SOI 5-1] Olivehurst PUD supplies sewer and water to the residents of the PUD so it is not necessary for this area to annex to a city or another district for these services.

⁷⁷ California Government Code Section 56425 (e)(5)

⁷⁸ [Olivehurst, California Population 2024](#), December 15, 2024.

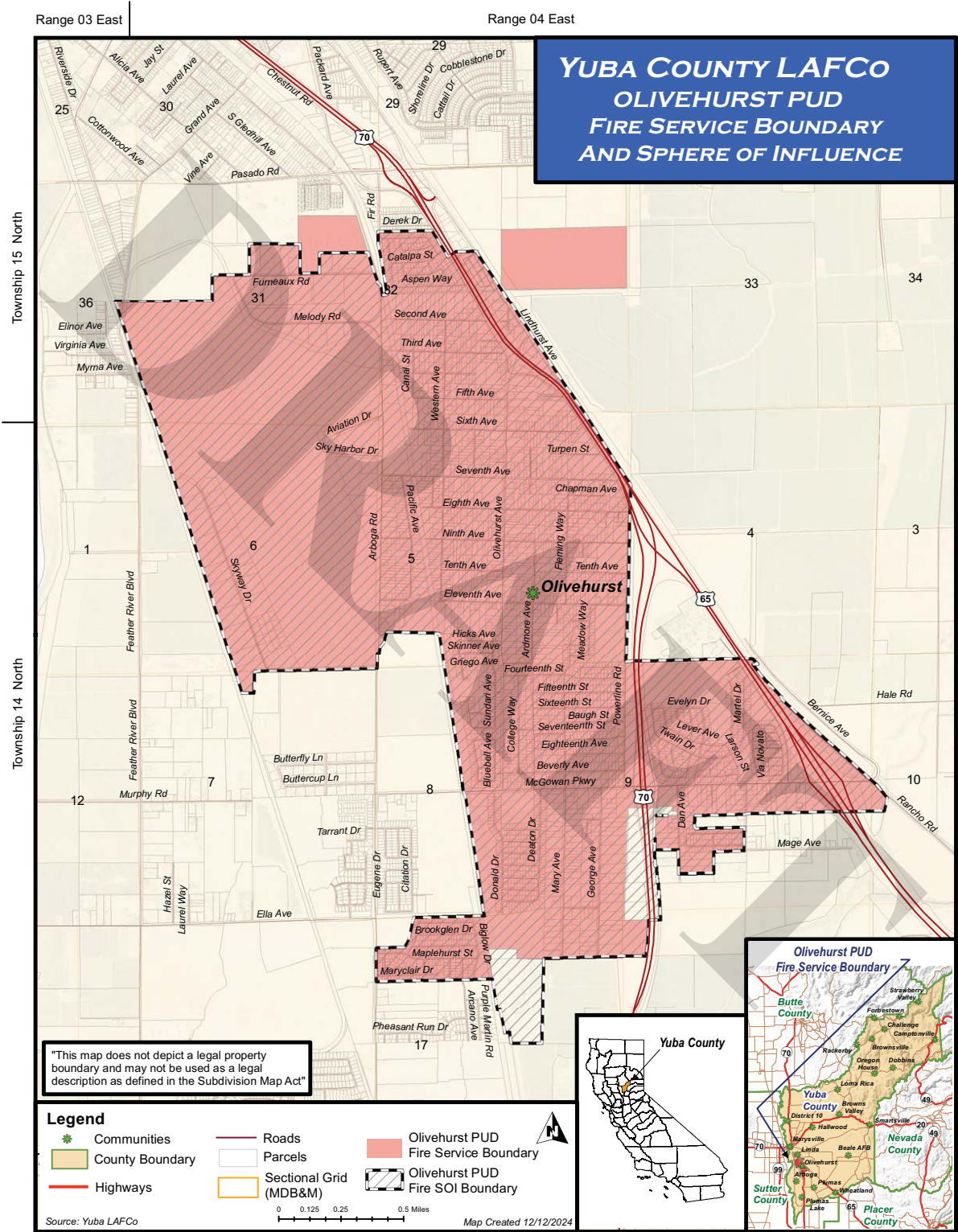
⁷⁹ Estimated MHI is based on the KMZ file for the Census Tract where the Olivehurst PUD Fire Area Is located.

⁸⁰ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

5.5 Map of Olivehurst PUD Fire Service Area

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 Fire Protection Districts
 MSR and SOI March 2025 d3



6 HALLWOOD COMMUNITY SERVICES DISTRICT (CSD)

6.1 Hallwood Community

Hallwood is a large unincorporated area in Yuba County extending from Marysville to the Butte County line. It is located on the north bank of the Yuba River (opposite Dantoni), southwest of Loma Rica, west of Browns Valley, and northeast of Marysville. Its elevation is 112 feet. Hallwood has sometimes been referred to as 7 Mile House, after the historic 7 Mile House Restaurant and watering Hole, established here in 1850.⁸¹

Little data is available specifically for the community of Hallwood. The Median Household Income for Yuba County is \$62,660.⁸² The Median Household Income for the area is estimated to be 66,915⁸³.

6.2 Hallwood CSD

6.2.1 Hallwood CSD Formation

D10-HCSD was formed on November 13, 1985 as an independent special district.⁸⁴ The District was formed to provide fire protection and rescue services to the communities of Hallwood and District 10.⁸⁵

6.2.2 Hallwood CSD Operation

The District 10-Hallwood Community Services District (D10-HCSD) now provides fire prevention, fire suppression and emergency medical services. Services are provided by through its contract with the City of Marysville, which became effective in July 1, 2021.⁸⁶ The Board of Directors for the Hallwood CSD is as follows:

1. Jeremy Damon, 2781 Walnut Ave., Marysville, CA 95901, Phone: 530 870-1786
jeremy.damon@fire.ca.gov
2. Joseph Serger 801 Boyer Rd., Marysville, CA. 95901, 530 701-2822
joe@mikiusa.com
3. Peter Hall, 2239 Walnut Ave., Marysville, CA. 95901, Phone: 503 758-3075
phall@wilsonconst.com
4. Leslie Harrison, 300 Laurellen Ave., Marysville, CA. 95901, Phone: 530 300-1211
foursons4@yahoo.com
5. Jeff Boom, 2310 Powell Rd. Marysville, CA. 9590, Phone: 530 933-4929

⁸¹ [Hallwood - Yuba-Sutter - LocalWiki](#), December 26, 2024.

⁸² [Yuba County, California Population | Income, Demographics, Employment, Housing](#), January 3, 2025.

⁸³ Estimated MHI is based on the KMZ file for the Census Tract where the Olivehurst PUD Fire Area is located.

⁸⁴ Board of Equalization Official Date.

⁸⁵ LAFCO resolution 1985-5.

⁸⁶ Yuba LAFCo, Hallwood CSD Municipal Service Review.

Jeff D Boom@gmail.com

Louise M. Smith, Secretary & Bookkeeper, 3511 Kibbe Rd, Marysville, CA. 95901
Phone: 530 743-1314, LMSricegrower@gmail.com

Chief Kyle Heggstrom M.F.D. Liaison, 107 9th. St., Marysville, CA. 95901
Phone: 530 741-6622

6.2.3 Hallwood CSD Budget

HALLWOOD CSD PROPOSED BUDGET 2024-2025

GENERAL FUND #603:

City of Marysville, Contract	\$161,063.00
Annual Insurance	3,500.00
Flood Insurance	800.00
Parcel Print-out	350.00
Secretary	2,200.00
Bookkeeper	1,400.00
Office Supplies	500.00
Annual Audit	2,500.00
Misc. Expenses	<u>1,000.00</u>
Total #603 Budget Amount:	\$173,313.00

Capital Improvement Account #604:

City of Marysville	\$40,000.00
(Equipment Replacement Fund to Contract)	
Misc. Expenses	<u>3,000.00</u>
Total #604 Budget Amount:	\$ 43,000.00

TOTAL 2023-2024 #603 & #604 BUDGET AMOUNT: \$216,313.00

6.3 Hallwood Community Services District MSR

6.3.1 Growth and Population Projections for the Hallwood Area⁸⁷

A. Hallwood Area Population Projections

The Yuba County 2030 General Plan estimates that Hallwood will add 160-210 Single-Family Units, 410 to 500 additional people, and 40 to 100 jobs by 2030.⁸⁸

B. MSR Determinations on Growth and Population Projections for Hallwood Community Services District

MSR 1-1) Although the Hallwood area is expected to grow, the increased population would still be small and it is beneficial for the Community Service District to contract with the city of Marysville for fire protection services.

⁸⁷ California Government Code Section 56430. (a) (1)

⁸⁸ Yuba County General Plan, Community Development, Page 20.

6.3.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Hallwood Community Services District⁸⁹

A. Determination of Arnold Area Disadvantaged Unincorporated Community Status
Little data is available specifically for the community of Hallwood. The Median Household Income for Yuba County is \$62,660.⁹⁰ The Median Household Income for Hallwood is \$49,759.⁹¹ According to Census Data provided by the County for the Loma Rica Census tract the MHI is 66,915. The Median Household Income for the State of California is \$96,334.⁹² Eighty Per Cent of the State Median Household Income is \$77,067. The Yuba County average Median Household Income is below the 80% of the State Median Household income so Hallwood would qualify as a Disadvantaged Unincorporated Community.

B. MSR Determinations on Disadvantaged Unincorporated Communities (DUC) near Hallwood

MSR 2-1) Hallwood can be considered a DUC, however; with the exception of Marysville to the South there are no incorporated cities or service districts nearby that could annex this area.

6.3.3 Hallwood Community Services District Infrastructure⁹³

A. All equipment for the Hallwood CSD is stored at the City of Marysville Fire Station. The City Fire Department answers all calls to the Hallwood Community Services Area.

B. MSR Determinations on Hallwood Community Services District Infrastructure

MSR 3-1) The equipment at the City of Marysville Fire Department is adequate to answer the calls from the Hallwood CSD area.

6.3.4 Hallwood Community Services District Financial Ability to Provide Services⁹⁴

A. Financial Considerations

The Hallwood CSD budget is shown above in this report. The total budget of \$216,313.00 would not be enough to provide for fire protection and emergency medical service comparable to the 24 hour service that the City of Marysville Fire Department can provide.

B. MSR Determinations on Financing for Hallwood Community Services District

MSR 4-1) The Hallwood CSD has made an excellent decision to contract with the City of Marysville for fire protection and emergency medical services. The District can provide for the contracted amounts within the budget as shown above in this report.

6.3.5 Opportunities for Shared Facilities⁹⁵

A. Hallwood CSD Facilities

⁸⁹ California Government Code Section 56430. (a) (2)

⁹⁰ [Yuba County, California Population | Income, Demographics, Employment, Housing](#), January 3, 2025.

⁹¹ [Hallwood, California Cost of Living, Education, Income, Population, and More. | Places.US.Com](#), January 4, 2025.

⁹² [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

⁹³ California Government Code Section 56430. (a) (3)

⁹⁴ California Government Code Section 56430. (a) (4)

⁹⁵ California Government Code Section 56430. (a) (5)

The Hallwood CSD owns one fire truck and it is housed at the City of Marysville fire station so that it can be deployed as soon as needed.

- B. MSR Determinations on Shared Facilities for Hallwood Community Services District MSR 5-1) The Hallwood CSD contracts with the City of Marysville for firefighting and emergency medical services. This is the most economical way for the CSD to have services available 24 hours per day, seven days per week.

6.3.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies⁹⁶

- A. Government Structure for Hallwood Community Services District
The Hallwood Community Services District has a full five-member Board of Directors and a Secretary/Bookkeeper to assist the Board. The Board holds quarterly meetings as required and maintains an active relationship with Chief Kyle Heggstrom, from the City of Marysville Fire Department.

- B. MSR Determinations on Government Structure for Hallwood Community Services District MSR 6-1) The Hallwood CSD is necessary to maintain the tax rate for the District and to administer the funds for fire protection. A CSD can provide many services so if the Hallwood community were to grow it could provide more services in the future.

6.4 District Sphere of Influence

6.4.1 Recommendation for Hallwood Community Services District Sphere of Influence

The Hallwood Community Services District Sphere of Influence should remain the same as the District Boundary.

6.4.2 Present and Planned Land Uses in the Hallwood Community Services District Area, Including Agricultural and Open Space Lands⁹⁷

- A. General Plan and Zoning for the Hallwood Community Services District
The Yuba County 2030 General Plan estimates that Hallwood will add 160-210 Single-Family Units, 410 to 500 additional people, and 40 to 100 jobs by 2030.⁹⁸

- B. SOI Determinations on Present and Planned Land Use for the Hallwood Area SOI 1-1] The Yuba County General Plan shows a small amount of growth planned for the Hallwood Area.

6.4.3 Present and Probable Need for Public Facilities and Services in the Hallwood Area⁹⁹

- A. Municipal Service Background

When the Hallwood CSD was formed in 1985 the community saw the need for fire protection and emergency medical service. However, modern requirements for training and the need for 24 hour availability have made the dependence on volunteer fire-fighters difficult. Contracting

⁹⁶ California Government Code Section 56430. (a) (6).

⁹⁷ California Government Code Section 56425 (e)(1)

⁹⁸ Yuba County General Plan, Community Development, Page 20.

⁹⁹ California Government Code Section 56425 (e)(2)

with the City of Marysville Fire Department is an excellent way for the community to have the services available at a reasonable cost compared to a stand-alone fire department.

- B. SOI Determinations on Probable Need for Facilities and Services in the Hallwood CSD Area
SOI 2-1] As long as there are single family homes in the Hallwood area there will be a need for fire protection and emergency medical services.

6.4.4 Present Capacity of Public Facilities and Adequacy of Public Services provided by Hallwood Community Services District¹⁰⁰

- A. Hallwood Community Services District Capacity Background
Prior to contracting with the Marysville Fire Department, the Hallwood CSD had one fire truck and volunteer fire fighters. The service provided was minimal and primarily dependent on mutual aid with other fire protection districts.
- B. SOI Determinations on Public Facilities Present and Future Capacity for Hallwood CSD
SOI 3-1] The Hallwood CSD contracts with the City of Marysville for fire protection and emergency medical services. This provides the Hallwood CSD with a 24-hour staffed and trained fire protection and emergency medical service.

6.4.5 Social or Economic Communities of Interest for Hallwood¹⁰¹

- A. Hallwood Community
The Community Services District provides the main focus for the Hallwood community. The Hallwood residents are dependent on the City of Marysville for most services.
- B. SOI Determinations on Social or Economic Communities of Interest for Hallwood
SOI 4-1] The Community Services District provides a focus for the Hallwood Community.

6.4.6 Hallwood Community Services District Disadvantaged Unincorporated Community Status¹⁰²

- A. Disadvantaged Unincorporated Communities
A “Disadvantaged” community has a Median Household Income below 80% of the State Median Household Income. Little data is available specifically for the community of Hallwood. The Median Household Income for Yuba County is \$62,660.¹⁰³ The Median Household Income for Hallwood is \$49,759.¹⁰⁴ The Median Household Income for the State of California is \$96,334.¹⁰⁵ Eighty Per Cent of the State Median Household Income is \$77,067. The Yuba County average Median Household Income is below the 80% of the State Median Household income so Hallwood would qualify as a Disadvantaged Unincorporated Community.
- B. Disadvantaged Unincorporated Community Status for Hallwood Community Services District

¹⁰⁰ California Government Code Section 56425 (e)(3)

¹⁰¹ California Government Code Section 56425 (e)(4)

¹⁰² California Government Code Section 56425 (e)(5)

¹⁰³ [Yuba County, California Population | Income, Demographics, Employment, Housing](#), January 3, 2025.

¹⁰⁴ [Hallwood, California Cost of Living, Education, Income, Population, and More. | Places.US.Com](#), January 4, 2025.

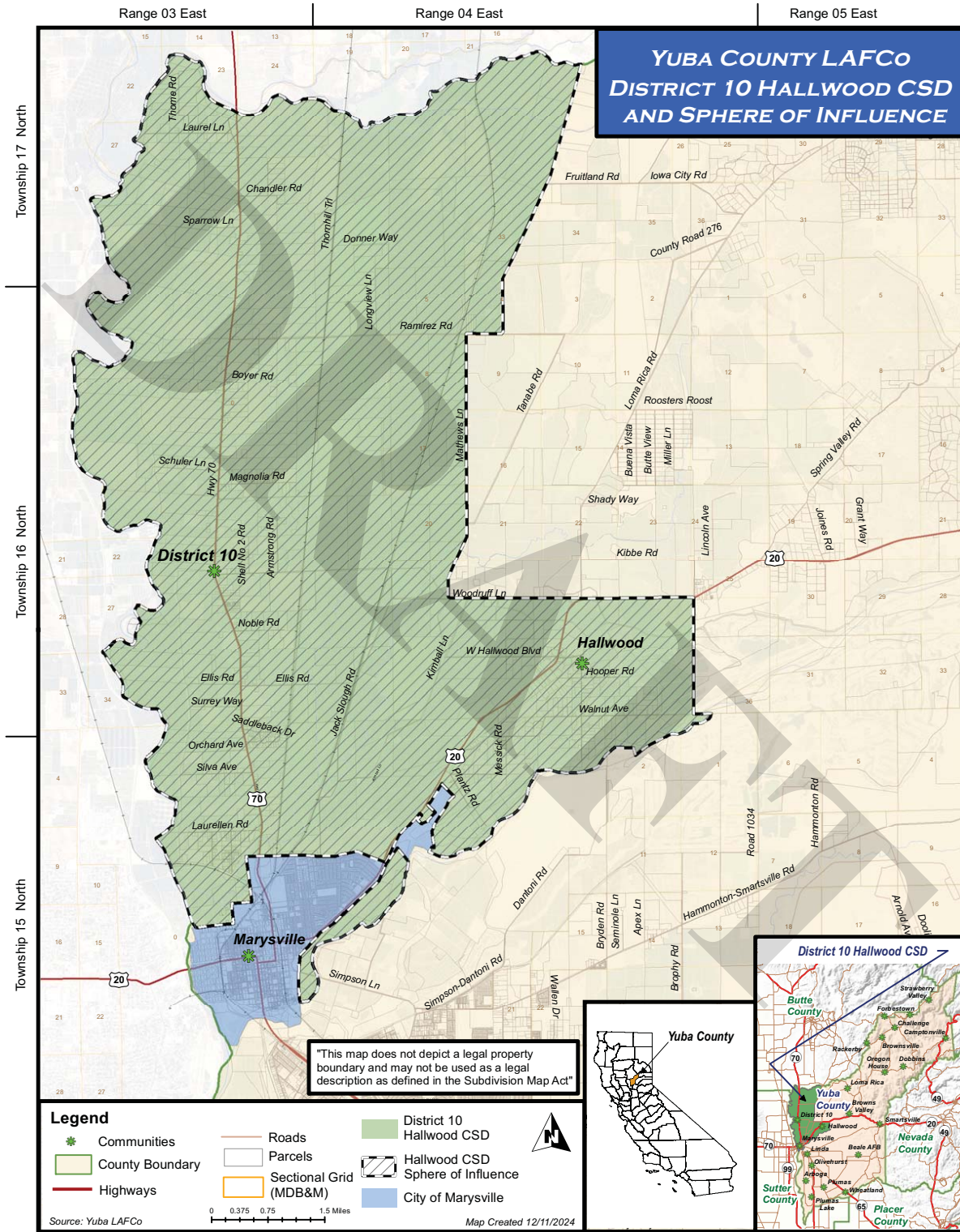
¹⁰⁵ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

SOI 5-1] Hallwood area could be considered a DUC, however; there are no incorporated cities or districts nearby that could annex this area to provide water and sewer.

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6.5 Map of Hallwood Community Services District

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7 CITY OF MARYSVILLE – FIRE SERVICE

7.1 City of Marysville

7.1.1 City of Marysville History

The following City of Marysville brief history is provided by the outside auditor Richardson and Company:

The City of Marysville (the City) was incorporated on February 5, 1851, under the laws and regulations of the State of California (the State). The City lies at the confluence of the Yuba and Feather Rivers at the foot of the Sierra Mountains and is located about 40 miles north of Sacramento. Marysville and neighboring Yuba City, commonly known as the “Twin Cities,” form a regional community of approximately 125,000 people.

The City’s economic base is agriculture (rice, peaches, tomatoes, etc.), government (Beale Air Force Base and District 3 Office of Caltrans), and retail trade services. The City operates under a City Manager-Council form of government and provides the following services: public safety (Police and Fire), streets, sewer, culture-recreation, public improvements, planning and zoning, and general administration.

The voters of the City of Marysville, California, give authority and responsibility for operations to the City Council. The City Council has the authority to employ administrative and support personnel to carry out its directives. The primary method used to monitor the performance of the City’s management is the financial budget, which is adopted annually by the City Council.¹⁰⁶

7.1.2 City of Marysville Population

The Population of Marysville was 12,674 July 1, 2023. This is a slight decrease from the 2020 population of 12,844. The Median Household Income was \$58,150.¹⁰⁷

7.2 City of Marysville Fire Department

7.2.1 City of Marysville Fire Department Location

The City of Marysville Fire Department is located at 107 9th Street, Marysville, CA 95901. Phone: 530-741-6622, E-mail: @marysville.ca.us

7.2.2 City of Marysville Fire Department Vision

The following is the Vision Statement for the Marysville Fire Department:

¹⁰⁶ Richardson and Company LLP, 550 Howe Avenue, Suite 210, Sacramento CA 95825, March 18, 2024.

¹⁰⁷ [U.S. Census Bureau QuickFacts: Marysville city, California](#), December 28, 2024.

Our Vision is to accomplish our mission by delivering exceptional Public Education and Fire Prevention Programs, as well as maintaining an effective state of readiness to respond and render fire and emergency services to our citizens¹⁰⁸.

7.2.3 City of Marysville Fire Department Operations

The website for the City of Marysville describes the Fire Department as follows:

The Marysville Fire Department proudly serves approximately 12,000 residents in the City of Marysville and services approximately 85 square miles of the unincorporated areas of Hallwood and District 10. The Marysville Fire Department operates out of one fire station, maintains approximately 9 pieces of equipment, 12 line suppression staff, 1 Fire Inspector, 1 Fire Chief, 1 Administrative Assistant and 12 reserve members.

The department works a 48/96 shift with 4 line suppression staff on duty per day that staff one engine. We also have an Intern program in collaboration with local colleges and Fire Academies. Emergency calls for service have been on the increase for the past three years and in 2020, the department responded to 3,968 calls for service, of which 68% were medical aids.

The Department operates specialized apparatus including; a 105-foot Aerial Quint Ladder Truck, 3,000 gallon Water Tender, and a Hazardous Material Response Vehicle which services Yuba and Sutter Counties. The Department is active in local Mutual Aid agreements and receives and provides Mutual Aid to all area departments.

The Department also participates in the Statewide Mutual Aid Plan and deploys as part of a local agency Strike Team on numerous occasions throughout California each year. We are active in various working groups including the Yuba-Sutter Hazardous Materials Team (YSHMRT), The Yuba-Sutter Training Officers, and the Yuba College Fire Academy.¹⁰⁹

The City of Marysville Fire Department has a lengthy list of activities that require an annual Operational Permit and Fee for Inspection by the Fire Department. This is a valuable fire prevention strategy for the Fire Department and provides a way for the Department to learn about the community and possible dangerous activities. The City also requires the Fire Department to inspect all new installations of Automatic Fire-Extinguishing Systems.¹¹⁰

7.2.4 City of Marysville Fire Department Equipment

The following table shows the City of Marysville Fire Department Equipment:

¹⁰⁸ [Fire Department | City of Marysville](#), December 28, 2024.

¹⁰⁹ [Fire Department | City of Marysville](#), December 28, 2024.

¹¹⁰ City of Marysville, Fee Schedule, January 16, 2024.

Marysville Fire Department Equipment 7-9-2024			
Unit #	Year	Pump Size	Tank Capacity (gal.)
Type 1 Structure/ Vehicle Accident Response			
211	2020 Pierce	2000 GPM	730
212	2008 Spartan/Ferrara	1750GPM	750
Type 3 Wildland Response			
216	2022 Pierce	500 GPM	500
226	2022 Pierce	500 GPM	500
Type 6 Wildland Response			
237	2019 Ford/Cascade	120 GPM	400
Water Tender			
238	2015 Toyne	1000 GPM	3000
Type 1 Ladder Truck			
217	2012 Spartan/ Smeal	2000 GPM	480
Haz/Mat			
227	1996	International	
Chief Vehicle / Utilities			
210	2019	Ford F-150	
220	2023	Ford F-350	
230	2018	Chevy Equinox	
Prevention 230	2018	Chevy 1500	

7.2.5 City of Marysville Fire Department Budget

The City of Marysville Fire Department Budget is shown below and on the following page.

City of Marysville Fire Department Budget 2023-2024				
	EXPENDITURE/APPROPRIATIONS SALARIES AND EMPLOYEE BENEFITS	FY 2021- 2022 Actual	FY 2022- 2023 Budget	FY 2023- 2024 Adopted
5001	Salaries-Permanent	1,087,047	1,124,206	1,249,674
5006	Salaries-Temporary-Reserves	70,876	97,155	7,050
5012	Onetime Stipend	42,955	42,000	-
5015	Salaries-Overtime	361,900	295,000	317,000
5016	Salaries-Overtime (Strike Team)	64,209	85,000	60,000
5020	Uniform Allowance	11,704	13,000	14,000
5030	Accrued Leave Payout	39,522	14,536	12,000
5035	Medicare	22,812	22,786	23,022
5050	Health Insurance	122,569	113,940	126,515
5051	Dental Insurance	9,111	8,988	9,335
5052	Vision Insurance	1,509	1,455	1,510
5055	Life & Disability Insurance	11,229	11,893	13,192
5060	Retirement PERS Employee	131,325	150,808	180,421
5062	Retirement PERS City	-	-	-
5070	Retirement PARS City	557	1,457	106
TOTAL SALARIES & EMPLOYEE BENEFITS		\$1,977,323	\$1,982,224	\$2,013,849

The expenditures for the City of Marysville Fire Department Budget are shown below:

City of Marysville Fire Department Budget 2023-2024				
	EXPENDITURE/APPROPRIATIONS Services and Supplies	FY 2021- 2022 Actual	FY 2022- 2023 Budget	FY 2023- 2024 Adopted
5105	Clothing & Protective Gear	50,492	37,000	35,000
5115	Dues & Subscriptions	3,246	2,478	2,478
5120	Fuel & Oil	39,199	35,000	35,000
5130	Household Exp. Pest Control Service	1,284	1,332	1,404
5135	Household Expenses-Other	12,563	15,000	15,000
5136	EMS Supplies	17,432	25,900	25,900
5137	Fire Prevention	-	10,171	13,501
5155	Office Supplies	1,119	3,400	2,400
5160	Postage & Delivery	143	250	250
5165	Professional & Spec. Services	11,457	74,100	130,300
5170	Professional Development	21,177	22,500	19,500
5175	Rents & Leases-Vehicles & Equipment	1,963	5,750	5,750
5190	Repair & MTC-Vehicles & Equipment	87,811	75,000	72,000
5195	Repair & MTC-Office Equipment	120	500	500
5200	Repair & MTC-Buildings and Grounds	17,520	15,000	15,000
5210	Printing & Binding	499	-	-
5215	Small Tools & Instruments	39,652	35,600	50,600
5216	Radio Equipment	1,763	4,200	3,000
5218	SCUBA	1,937	27,802	2,500
5235	Travel, Lodging and Meals	5,603	4,000	2,000
5240	Utilities-Water Service	2,992	3,000	3,000
5245	Utilities-Gas and Electric	15,823	17,000	27,000
5250	Community Functions & Promotions	2,748	2,500	1,500
	TOTAL SERVICES AND SUPPLIES	\$336,544	\$417,483	\$463,583
	CAPITAL OUTLAY			
5401	Vehicles & Heavy Equipment	90,134	15,000	-
5405	Capital Projects	-	100,000	400,000
	TOTAL CAPITAL OUTLAY	90,134	115,000	400,000
	GROSS TOTAL	2,404,001	2,514,707	2,877,432
	INTRAFUND TRANSFERS (IN)/ OUT			
5610	INTRAFUND TRANSFER-Dispatch Service	102,469	65,562	61,216
	TOTAL INTRAFUND TRANSFERS (IN)OUT	102,469	65,562	61,216
	NET TOTAL	2,506,470	2,580,269	2,938,648
	BUDGETED POSITIONS (FTE)	15.0	15.0	15.0

The City of Marysville Audit shows the fire department and the police department together. It would be helpful for the City to request that these departments be audited separately in the future.

7.2.6 City of Marysville ISO Rating

The rating system for each category is shown in the following table. The ratings for the City of Marysville were not made available to Yuba LAFCo so are not included in this report.

City of Marysville ISO Rating		
Fire Service Rating Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting		3
422. Credit for Telecommunications		4
432. Credit for Dispatch Circuits		3
440. Credit for Emergency Communications		10
Fire Department		
513. Credit for Engine Companies		6
523. Credit for Reserve Pumpers		0.50
532. Credit for Pump Capacity		3
549. Credit for Ladder Service		4
553. Credit for Reserve Ladder and Service Trucks		0.50
561. Credit for Deployment Analysis		10
571. Credit for Company Personnel		15
581. Credit for Training		9
730. Credit for Operational Considerations		2
590. Credit for Fire Department		50
Water Supply		
616. Credit for Supply System		30
621. Credit for Hydrants		3
631. Credit for Inspection and Flow Testing		7
640. Credit for Water Supply		40
Divergence		
1050. Community Risk Reduction		5.50
Total Credit		105.50

7.3 City of Marysville Fire Department MSR

7.3.1 Growth and Population Projections for the Marysville Area¹¹¹

A. Area Population Projections

The Population of Marysville was 12,674 July 1, 2023. This is a slight decrease from the 2020 population of 12,844. The City of Marysville Housing Element shows a 9.4% increase in jobs (from 2020) by 2035.¹¹² A similar increase in population would be a population of 14,051 by 2035.

¹¹¹ California Government Code Section 56430. (a) (1)

¹¹² City of Marysville 2021-2029 Housing Element Update, August 17, 2021, page 33.

The City of Marysville Housing Element also notes the limitations of the City to add additional dwelling units:¹¹³

The capacity of Marysville to accommodate additional residential development is determined largely by the City's location at the confluence of the Feather and Yuba Rivers. The mean elevation of the city is below the flood level elevation of the two rivers. Marysville is surrounded by a system of levees. While the levee system created a habitable community, it also created a barrier to the City's physical expansion. As a result, development within the current city limits is confined to relatively small, vacant infill sites or the reuse of underutilized properties. The City estimates that less than 20 acres of vacant land exists within the current City limits, most of which are sites of less than one-acre

B. MSR Determinations on Growth and Population Projections for Marysville

MSR 1-1) The population growth within the City of Marysville may be limited by the location of the City within the levee system for the Feather and Yuba Rivers.

7.3.2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Marysville¹¹⁴

A. Determination of Disadvantaged Unincorporated Community (DUC) Status

The City of Marysville is not an unincorporated community. However, the Median Household Income was \$58,150,¹¹⁵ well below 80% of the State of California Median Household income which would be \$77,067.¹¹⁶

B. MSR Determinations on Disadvantaged Unincorporated Communities near Marysville

MSR 2-1) The City of Marysville is incorporated; the population would be considered disadvantaged with a Median Household Income of \$58,150.¹¹⁷

7.3.3 Marysville Fire Department Infrastructure¹¹⁸

A. The City of Marysville firefighting equipment is shown above in this report and is adequate for the needs of the Department.

B. MSR Determinations on Infrastructure

MSR 3-1) The City of Marysville has twelve vehicles for firefighting.

¹¹³ City of Marysville 2021-2029 Housing Element Update, August 17, 2021, page 3.

¹¹⁴ California Government Code Section 56430. (a) (2)

¹¹⁵ [U.S. Census Bureau QuickFacts: Marysville city, California](#), December 28, 2024.

¹¹⁶ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

¹¹⁷ [U.S. Census Bureau QuickFacts: Marysville city, California](#), December 28, 2024.

¹¹⁸ California Government Code Section 56430. (a) (3)

7.3.4 Financial Ability to Provide Services¹¹⁹

A. Financial Considerations for City of Marysville Fire Department

The City of Marysville Fire Department budget is shown above in this report. The City of Marysville does not present separate information on the income of the Fire Department showing how much is collected in inspection fees and how much is from the general fund. The Audit for the City of Marysville combines the information for the Police and Fire Departments so it is difficult to determine the income and expense for the Fire Department alone.

B. MSR Determinations on Financing for City of Marysville Fire Department

MSR 4-1) The City of Marysville Fire Department appears to have adequate financing; however, more detailed information should be supplied by the City to prepare the Fire Department for the possible formation of a Joint Powers Agreement with the Linda Fire Protection District in the future.

7.3.5 Opportunities for Shared Facilities¹²⁰

A. City of Marysville Fire Department Facilities

The City of Marysville Fire Department equipment and facilities are shown above in this report. The City of Marysville has adequate firefighting and emergency medical equipment and facilities.

B. MSR Determinations on Shared Facilities for City of Marysville

MSR 5-1) The City of Marysville provides fire protection for the Hallwood CSD and has Mutual Aid Agreements with the Linda Fire Protection District, and with Loma Rica Browns Valley Fire Protection District.¹²¹

MSR 5-2) The Linda Fire Protection District provides fire chief services to the City. Options for the city are to form a JPA with Linda Fire and Hallwood District 10 similar to the Wheatland Fire Authority. Or consolidate services with these agencies to provide regional fire and EMS service.

7.3.6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies¹²²

A. Government Structure for City of Marysville

The City of Marysville has a City Council and a City Manager to oversee all City operations, including the Fire Department.

B. MSR Determinations on Government Structure for City of Marysville

¹¹⁹ California Government Code Section 56430. (a) (4)

¹²⁰ California Government Code Section 56430. (a) (5)

¹²¹ City of Marysville, Fire Department, response to Yuba LAFCo questionnaire, June 28, 2024.

¹²² California Government Code Section 56430. (a) (6).

MSR 6-1) The City of Marysville has an elected City Council and a City Manager. They have responsibility for all of the City services including fire protection.

7.4 City of Marysville Sphere of Influence

7.4.1 Recommendation for City of Marysville Sphere of Influence

The City of Marysville Sphere of Influence should remain the same as previously adopted; however, the Fire Department Sphere of Influence should be extended to include the Linda Fire Protection District so that a Joint Powers Authority or consolidation of agencies could be formed in the future.

7.4.2 Present and Planned Land Uses in the Marysville Area, Including Agricultural and Open Space Lands¹²³

A. General Plan and Zoning for the City of Marysville

The City of Marysville is confined by levees and does not have a lot of area for expansion. The General Plan and Zoning show small amounts of vacant land available for residential use.

B. SOI Determinations on Present and Planned Land Use for City of Marysville

SOI 1-1] The City of Marysville is not expected to grow in area so the best use of the Fire Department is to form a Joint Powers Authority so resources can be shared with an adjacent Fire Protection District.

7.4.3 Present and Probable Need for Public Facilities and Services in the Marysville Area¹²⁴

A. Municipal Service Background

The City of Marysville provides services to the residents of the City; in the case of fire protection it would be more economical to provide these services in conjunction with an adjacent district through a Joint Powers Agreement.

B. SOI Determinations on Probable Need for Facilities and Services in the City of Marysville

SOI 2-1] The City of Marysville provides adequate services for the residents of the City; however, it would be more economical to provide fire protection services through a joint powers agreement and better services could be provided.

7.4.4 Present Capacity of Public Facilities and Adequacy of Public Services provided by the City of Marysville¹²⁵

¹²³ California Government Code Section 56425 (e)(1)

¹²⁴ California Government Code Section 56425 (e)(2)

¹²⁵ California Government Code Section 56425 (e)(3)

A. City of Marysville Capacity Background

The City of Marysville Capacity for Fire Protection and Emergency Services was the only service reviewed in this document and the formation of a Joint Powers Agreement would allow for better services due to coordination of staff and equipment.

B. SOI Determinations on Public Facilities Present and Future Capacity for City of Marysville Fire Department.

SOI 3-1] The City of Marysville and the Linda Fire Protection District are working to form a Joint Powers Agreement or regional consolidation which would be beneficial for both the City and the District. Requirements for training of fire department personnel are increasing and are difficult for volunteers to meet.

7.4.5 Social or Economic Communities of Interest for City of Marysville¹²⁶

A. Community

The economy for the City of Marysville is closely tied to the economy of nearby Yuba City, County Seat for Sutter County, which has more commercial businesses. The City of Marysville maintains its identity as the County Seat of Yuba County and the historic town in the eastern Sacramento Valley.

B. SOI Determinations on Social or Economic Communities of Interest for Marysville

SOI 4-1] The formation of a Joint Powers Agreement with the Linda Fire Protection District would provide for better fire protection but would not adversely impact the community identity for the City of Marysville.

7.4.6 Disadvantaged Unincorporated Community Status¹²⁷

A. Disadvantaged Unincorporated Communities

A “Disadvantaged” community has a Median Household Income below 80% of the State Median Household Income. The City of Marysville is not an unincorporated community. However, the Median Household Income was \$58,150,¹²⁸ well below 80% of the State of California Median Household income which would be \$77,067.¹²⁹

B. Disadvantaged Unincorporated Community Status for City of Marysville

SOI 5-1] The City of Marysville is incorporated; the population would be considered disadvantaged with a Median Household Income of \$58,150.¹³⁰

¹²⁶ California Government Code Section 56425 (e)(4)

¹²⁷ California Government Code Section 56425 (e)(5)

¹²⁸ [U.S. Census Bureau QuickFacts: Marysville city, California](#), December 28, 2024.

¹²⁹ [California Income Statistics | Current Census Data for California Zip Codes](#), December 26, 2024.

¹³⁰ [U.S. Census Bureau QuickFacts: Marysville city, California](#), December 28, 2024.

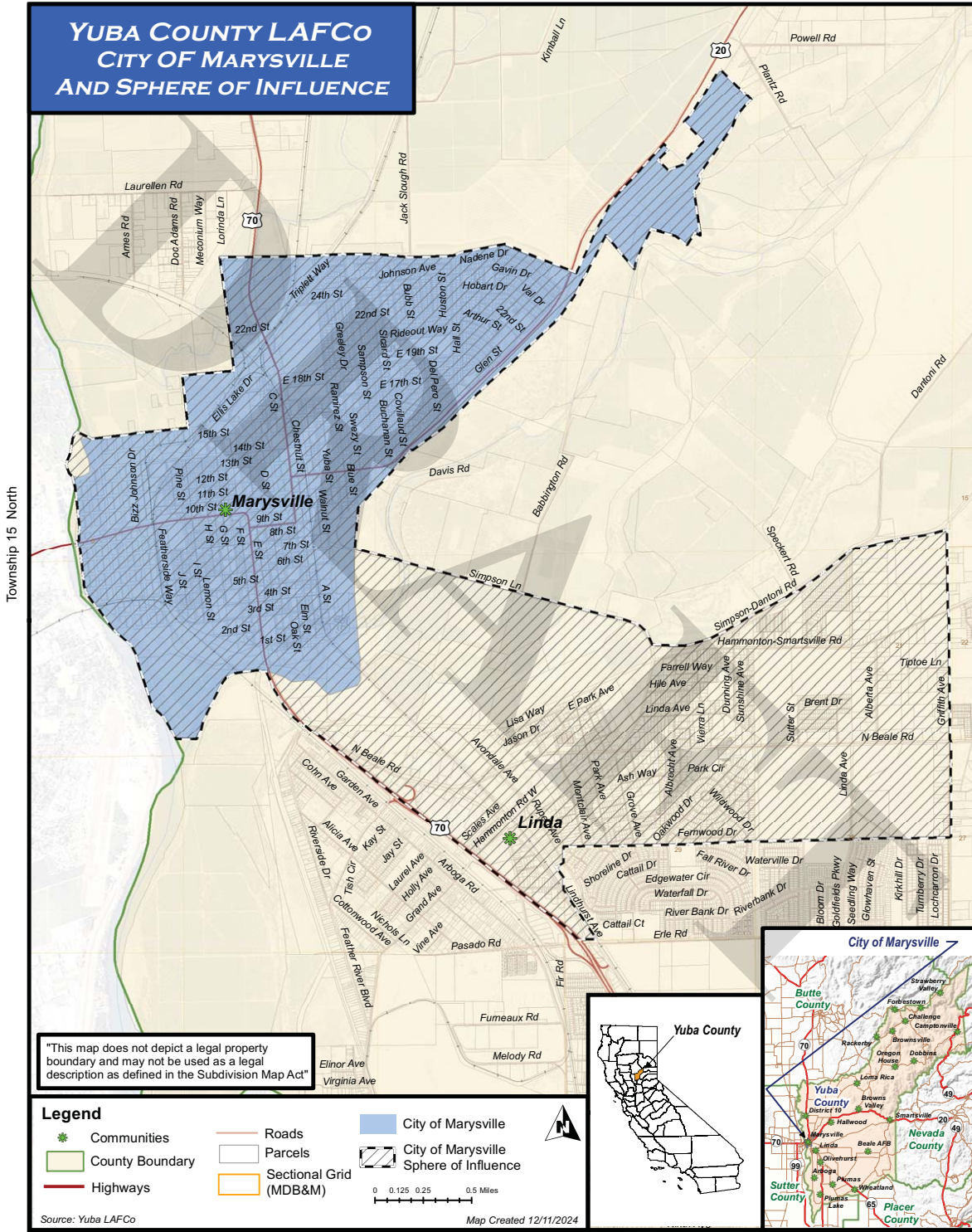
7.5 Map of City of Marysville

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YUBA LAFCO
 Fire Protection Districts
 MSR and SOI March 2025 d3

Range 03 East

Range 04 East



APPENDIX A LOCAL GOVERNMENT FUNDING ISSUES

1 Municipal Financial Constraints

Municipal service providers are constrained in their capacity to finance services by the inability to increase property taxes, requirements for voter approval for new or increased taxes, and requirements of voter approval for parcel taxes and assessments used to finance services. Municipalities must obtain majority voter approval to increase or impose new general taxes and two-thirds voter approval for special taxes.

Limitations on property tax rates and increases in taxable property values are financing constraints. Property tax revenues are subject to a formulaic allocation and are vulnerable to State budget needs. Agencies formed since the adoption of Proposition 13 in 1978 often lack adequate financing.

1.1 California Local Government Finance Background

The financial ability of the cities and special districts to provide services is affected by financial constraints. City service providers rely on a variety of revenue sources to fund city operating costs as follows:

- Property Taxes
- Benefit Assessments
- Special Taxes
- Proposition 172 Funds
- Other contributions from city or district general funds.

As a funding source, property taxes are constrained by statewide initiatives that have been passed by voters over the years and special legislation. Seven of these measures are explained below:

A. Proposition 13

Proposition 13 (which California voters approved in 1978) has the following three impacts:

- Limits the ad valorem property tax rate
- Limits growth of the assessed value of property
- Requires voter approval of certain local taxes.

Generally, the measure fixes the ad valorem tax at one percent of value; except for taxes to repay certain voter approved bonded indebtedness. In response to the adoption of Proposition 13, the Legislature enacted Assembly Bill 8 (AB8) in 1979 to establish property tax allocation formulas.

B. AB 8

Generally, AB 8 allocates property tax revenue to the local agencies within each tax rate area based on the proportion each agency received during the three fiscal years preceding adoption of Proposition 13. This allocation formula benefits local agencies, which had relatively high tax rates at the time Proposition 13 was enacted.

C. Proposition 98

Proposition 98, which California voters approved in 1988, requires the State to maintain a minimum level of school funding. In 1992 and 1993, the Legislature began shifting billions of local property taxes to schools in response to State budget deficits. Local property taxes were diverted from local governments into the Educational Revenue Augmentation Fund (ERAF) and

transferred to school districts and community college districts to reduce the amount paid by the State general fund.

Local agencies throughout the State lost significant property tax revenue due to this shift, Proposition 172 was enacted to help offset property tax revenue losses of cities and counties that were shifted to the ERAF for schools in 1992.

D. Proposition 172

Proposition 172, enacted in 1983, provides the revenue of a half-cent sales tax to counties and cities for public safety purposes, including police, fire, district attorneys, corrections and lifeguards. Proposition 172 also requires cities and counties to continue providing public safety funding at or above the amount provided in FY 92-93.

E. Proposition 218

Proposition 218, which California voters approved in 1996, requires voter- or property owner-approval of increased local taxes, assessments, and property-related fees. A two-Thirds affirmative vote is required to impose a Special Tax, for example, a tax for a specific purpose such as a fire district special tax.

F. Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (a “CFD”) which allows for financing of public improvements and services. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. By law, the CFD is also entitled to recover expenses needed to form the CFD and administer the annual special taxes and bonded debt.

A CFD is created by a sponsoring local government agency. The proposed district will include all properties that will benefit from the improvements to be constructed or the services to be provided. A CFD cannot be formed without a two-thirds majority vote of residents living within the proposed boundaries. Or, if there are fewer than 12 residents, the vote is instead conducted of current landowners.

In many cases, that may be a single owner or developer. Once approved, a Special Tax Lien is placed against each property in the CFD. Property owners then pay a Special Tax each year.

If the project cost is high, municipal bonds will be sold by the CFD to provide the large amount of money initially needed to build the improvements or fund the services. The Special Tax cannot be directly based on the value of the property. Special Taxes instead are based on mathematical formulas that take into account property characteristics such as the use of the property, square footage of the structure and lot size. The formula is defined at the time of formation, and will include a maximum special tax amount and a percentage maximum of annual increase.

If bonds were issued by the CFD, special taxes will be charged annually until the bonds are paid off in full. Often, after bonds are paid off, a CFD will continue to charge a reduced fee to maintain the improvements.

G. Development Impact Fees

A county, cities, special districts, school districts, and private utilities may impose development impact fees on new construction for purposes of defraying the cost of putting in place public infrastructure and services to support new development.

To impose development impact fees, a jurisdiction must justify the fees as an offset to the impact of future development on facilities. This usually requires a special financial study. The fees must be committed within five years to the projects for which they were collected, and the district, city or county must keep separate funds for each development impact fee.

1.2 Financing Opportunities that Require Voter Approval

Financing opportunities that require voter approval include the following five taxes:

1. Special taxes such as parcel taxes
2. Increases in general taxes such as utility taxes
3. Sales and use taxes
4. Business license taxes
5. Transient occupancy taxes

Communities may elect to form business improvement districts to finance supplemental services, or Mello-Roos districts to finance development-related infrastructure extension. Agencies may finance facilities with voter-approved (general obligation) bonded indebtedness.

1.3 Financing Opportunities that Do Not Require Voter Approval

Financing opportunities that do not require voter approval include imposition of or increases in fees to more fully recover the costs of providing services, including user fees and Development Impact Fees to recover the actual cost of services provided and infrastructure.

Development Impact Fees and user fees must be based on reasonable costs, and may be imposed and increases without voter approval. Development Impact Fees may not be used to subsidize operating costs. Agencies may also finance many types of facility improvements through bond instruments that do not require voter approval.

Water rates and rate structures are not subject to regulation by other agencies. Utility providers may increase rates annually, and often do so. Generally, there is no voter approval requirement for rate increases, although notification of utility users is required. Water providers must maintain an enterprise fund for the respective utility separate from other funds, and may not use revenues to finance unrelated governmental activities.

2 Public Management Standards

While public sector management standards do vary depending on the size and scope of the organization, there are minimum standards. Well-managed organization do the following eight activities:

1. Evaluate employees annually
2. Prepare a budget before the beginning of the fiscal year
3. Conduct periodic financial audits to safeguard the public trust
4. Maintain current financial records

5. Periodically evaluate rates and fees
6. Plan and budget for capital replacement needs
7. Conduct advance planning for future growth
8. Make best efforts to meet regulatory requirements

Most of the professionally managed and staffed agencies implement many of these best management practices. LAFCo encourages all local agencies to conduct timely financial record-keeping for each city function and make financial information available to the public.

3 Public Participation in Government

The Brown Act (California Government Code Section 54950 et seq.) is intended to insure that public boards shall take their actions openly and that deliberations shall be conducted openly.

The Brown Act establishes requirements for the following:

1. Open meetings
2. Agendas that describe the business to be conducted at the meeting
3. Notice for meetings
4. Meaningful opportunity for the public to comment

Few exceptions for meeting in closed sessions and reports of items discussed in closed sessions.

According to California Government Code Section 54959:

Each member of a legislative body who attends a meeting of that legislative body where action is taken in violation of any provision of this chapter, and where the member intends to deprive the public of information to which the member knows or has reason to know the public is entitled under this chapter, is guilty of a misdemeanor.

Section 54960 state the following:

(a) The district attorney or any interested person may commence an action by mandamus, injunction or declaratory relief for the purpose of stopping or preventing violations or threatened violations of this chapter by members of the legislative body of a local agency or to determine the applicability of this chapter to actions or threatened future action of the legislative body.

APPENDIX B FIRE DISTRICT HOUSING DEVELOPMENT AND ESTIMATES AND TRENDS

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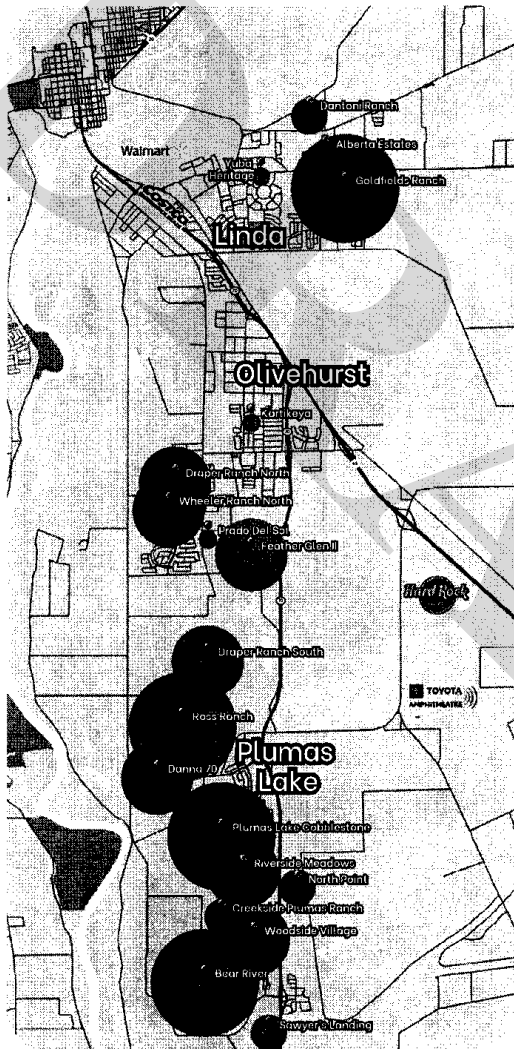
Yuba

COUNTY

*Where water, power and land exist
abundantly!*



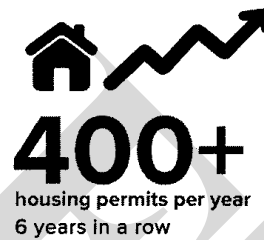
YUBA COUNTY HOUSING DEVELOPMENT



A Foundation for Growth

Yuba County is experiencing unprecedented growth.

These developments not only meet the rising demand for housing but also create opportunities for businesses, infrastructure, and community services to flourish.



Housing Pipeline:
5,827 units

- Subdivisions Under Construction 11
- Approved Subdivision Maps 7



SUBDIVISION DETAILS

PRODUCTION HOMES

SUBDIVISIONS UNDER CONSTRUCTION				
Subdivision	Proposed lots	Lots completed	Estimated completion	Fire District
Creekside Plumas Ranch	159	105	2025	Linda Fire
Danna 70	309	0	2026	Linda Fire
Dantoni Ranch	201	135	2026	Linda Fire
Draper Ranch North	583	143	2030	Linda Fire
Goldfields Ranch	499	0	2027	Linda Fire
North Point	115	0	2026	Linda Fire
Plumas Lake Cobblestone	1594	983	2026	Linda Fire
Prado Del Sol	36	0	2026	Linda Fire
Riverside Meadows	359	187	2030	Linda Fire
Wheeler Ranch North	472	0	2027	Linda Fire
Woodside Village	380	307	2027	Linda Fire
Grand total	4,707	1,860		

APPROVED MAPS				
Subdivision	Proposed Lots	Lots completed	Estimated Start Date	
Alberta Estates	41	0	2030	Linda Fire
Bear River	1,925	0	2029	Linda Fire
Draper Ranch South	442	0	2032	Linda Fire
Feather Glen II	102	0	2026	Linda Fire
Ross Ranch	625	0	2025	Linda Fire
Sawyer's Landing	195	0	2026	Linda Fire
Yuba Heritage	92	0	2028	Linda Fire
Grand total	2,980	0		



RESIDENTIAL TRENDS

FOUR YEAR SUMMARY

Fire District	Communities	2021	2022	2023	2024
Hallwood	Hallwood District 10	0	0	1	0
Plumas Brophy	Sports & Entertainment Zone Camp Far West South Olivehurst Dairy & Ostrom Road	0	2	0	1
Olivehurst	Olivehurst	5	10	8	4
Linda	Single Family Infill: Linda Plumas Lake Arboga	125	100	65	60
Linda	Production Homes: Plumas Lake Linda	416	587	410	468



Yuba County
 Planning & Economic Development
 1000 N. Yuba Street
 Yuba, CA 95994
 (530) 926-1000
 www.yubacounty.gov

ABBREVIATIONS

AB	Assembly Bill
ADA	Americans with Disabilities Act
ALS	Advanced Life Support
APC	Annual Pension Cost
BLS	Basic Life Support
CALFIRE	California Department of Forestry and Fire Protection
CDP	Census Designated Place
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CKH Act	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
COLA	Cost of Living Adjustment
County	Yuba County
CPI	Consumer Price Index
CSD	Community Services District
DUC	Disadvantaged Unincorporated Community
EMS	Emergency Medical Services
EMT	Emergency Medical Technician
ERAF-SRAF	Educational Revenue Augmentation Fund/Supplemental Revenue Augmentation Fund
FLSA	Fair Labor Standards Act
FPD	Fire Protection District
FSRS	Fire Suppression Rating Schedule
FTE	Full Time Equivalent
FY	Fiscal Year
gal	gallon
IMT	Incident Management Team
ISO	Insurance Service Organization

YUBA LAFCO
Fire Protection Districts
MSR and SOI March 2025 d3

JPA	Joint Powers Agreement
LAFCO	Local Agency Formation Commission
MSR	Municipal Service Review (LAFCO)
OPR	Office of Planning and Research (California)
OT	Overtime
PERS	(California) Public Employee Retirement System
PARS	Public Agency Retirement System
PPC	Public Protection Classification
SCBA	Self-Contained Breathing Apparatus
SFD	Single Family Dwelling
SOI	Sphere of Influence (LAFCO)
YCFC	Yuba County Fire Chiefs
YCSO	Yuba County Sheriff's Office
YSHMRT	Yuba-Sutter Hazardous Materials Team
ytd	year to date

DEFINITIONS

Advanced Life Support (ALS): Special services designed to provide advance prehospital care by a certified EMT Paramedic pursuant to California Health and Safety Code Section 1797.52.

Ambulance: Any vehicle specially constructed or modified, equipped and used for the purpose of transporting sick, injured, invalid, convalescent or otherwise incapacitated persons and which has met all license and other requirements in applicable federal, state and local law and regulations.

Basic Life Support (BLS): Emergency first aid and cardio-pulmonary resuscitation procedures pursuant to Health and Safety Code Section 1797.60.

California Environmental Quality Act (CEQA): A State Law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Community Facilities District: Under the Mello-Roos Community Facilities Act of 1982 (Section 53311, et seq.) a legislative body may create within its jurisdiction a special tax district that can finance tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as public services for district residents. Special taxes levied solely within the district are used to repay the bonds.

Defensible Space: That area which lies between a residence and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity for fire fighters (and the homeowner) to safely defend the residence.

Disadvantaged Unincorporated Community (DUC): any area with 12 or more registered voters, or as determined by commission policy, where the median household income is less than 80 percent of the statewide annual median (SB 244).

Emergency: A condition or situation in which an individual has a need for immediate medical attention, or where the potential for such need is perceived by emergency medical personnel or a public safety agency.

Emergency Call: A request for the dispatch of an ambulance to any sudden unforeseen need for medical attention.

Emergency Medical Care Services (EMS): The services utilized in responding to a medical emergency.

Emergency Medical Technician-I (EMT-I): An individual trained and certified in basic life support pursuant to California Health and Safety Code Section 1797.80.

Emergency Medical Technician-ID (EMT-ID): An individual who has been trained and accredited in early defibrillation pursuant to Title 22, California Code of Regulations, Section 100064(a)(1).

Emergency Medical Technician-P (Paramedic): An individual, who is trained, licensed within California, and accredited within the North Coast EMS region in advanced life support pursuant to the California Health and Safety Code and Title 22 of the California Code of Regulations.

First Responder Services: The provision of a coordinated, immediate, non-transport response to medical emergencies

First Responder Unit: Any ground vehicle, watercraft or aircraft specifically designed, constructed, modified, equipped, arranged, maintained, operated, used or staffed to meet the minimum standards, in accordance with state laws and regulations, of providing a coordinated, immediate, non-transport response to medical emergencies.

Infrastructure: Public services and facilities such as sewage-disposal systems, water-supply systems, and other utility systems, schools and roads.

Inhabited territory: Inhabited territory means territory within which there reside 12 or more registered voters. The number of registered voters as determined by the elections officer, shall be established as of the date a certificate of filing is issued by the executive officer. All other territory shall be deemed "uninhabited."¹³¹

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Leapfrog Development: New development separated from existing development by substantial vacant land.

Lexipol: An electronic policy management platform and digital community to provide informational and technological solutions for firefighting and law enforcement communities.

Local Agency Formation Commission (LAFCo): A five-or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Local Responsibility Area (LRA): Land which is not under State or Federal financial responsibility for preventing and suppressing fires such as the incorporated area of a city.

Mean: The formula for calculating arithmetic mean is (sum of all observations) divided by (number of observations). For example, the arithmetic mean of a set of numbers {10, 20, 30, 40} is $(10 + 20 + 30 + 40) \div 4 = 25$.

Median: The median of a set of numbers is the value separating the higher half from the lower half of a data sample, a population, or a probability distribution. For a data set, it may be thought of as the "middle" value. The basic feature of the median in describing data compared to the mean (often simply described as the "average") is that it is not skewed by a small proportion of extremely large or small values, and therefore provides a better representation of the center. Median income, for example, may be a better way to describe the center of the income distribution because increases in the largest incomes alone have no effect on the median. For this reason, the median is of central importance in robust statistics.

Proposition 13: (Article XIII A of the California Constitution) Passed in 1978, this proposition enacted sweeping changes to the California property tax system. Under Prop. 13, property taxes cannot exceed 1% of the value of the property and assessed valuations cannot increase by more than 2% per year. Property is subject to reassessment when there is a transfer of ownership or improvements are made.¹³²

¹³¹ California Government Code Section 56046

¹³² http://www.californiataxdata.com/A_Free_Resources/glossary_PS.asp#ps_08

Proposition 218: (Article XIID of the California Constitution) This proposition, named "The Right to Vote on Taxes Act", filled some of the perceived loopholes of Proposition 13. Under Proposition 218, assessments may only increase with a two-thirds majority vote of the qualified voters within the District. In addition to the two-thirds voter approval requirement, Proposition 218 states that effective July 1, 1997, any assessments levied may not be more than the costs necessary to provide the service, proceeds may not be used for any other purpose other than providing the services intended, and assessments may only be levied for services that are immediately available to property owners.¹³³

Ranchette: A single dwelling unit occupied by a non-farming household on a parcel of 2.5 to 20 acres that has been subdivided from agricultural land.

Sphere of Influence (SOI): The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo) of the county.

State Responsibility Area (SRA): Areas of the State in which the financial responsibility of preventing and suppressing fires has been determined by the State Board of Forestry and Fire Protection to be primarily the responsibility of the State.

¹³³ http://www.californiataxdata.com/A_Free_Resources/glossary_PS.asp#ps_08

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