

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

1112 I Street #100
Sacramento, California 94814
(916) 874-6458

April 2, 2014

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer *PB*
Sacramento Local Agency Formation Commission

RE: NATOMAS FIRE PROTECTION DISTRICT MUNICIPAL SERVICE
REVIEW ADMINISTRATIVE DRAFT (04-14)

Attached is the Draft Municipal Service Review (MSR) for the Natomas Fire Protection District. It is being circulated for public review and comment for 30 days. The final Municipal Service Review will be brought before your Commission for consideration after this period.

The Draft MSR is the result of collaboration with City of Sacramento Fire Department and Planning staff. Your staff would like to recognize the City of Sacramento for their ongoing assistance.

The Draft Municipal Service Review (MSR) makes the following preliminary determinations:

1. Regarding growth and population projections for the affected area, the Commission determines that the Natomas Fire Protection District contracts with the City of Sacramento is capable of providing service that includes the growth and population projections for the affected territory for the next five years.
2. Regarding infrastructure needs or deficiencies, the Commission determines that the Natomas Fire Protection District contract with the City of Sacramento currently has no immediate unmet infrastructure needs or existing deficiencies at the current levels of coverage and service response. The Natomas Fire Protection District is an effective fire district as it relates to emergency responses related to fire, medical aid and other critical services. The Natomas Fire Protection District serves both an urban and rural population through a contract with the City of Sacramento.
3. Regarding financing constraints and opportunities, the Commission determines that the Natomas Fire Protection District has no serious financing constraints at this time.

4. Regarding cost avoidance opportunities, the Commission determines that the District uses its best efforts to take advantage of all reasonable cost avoidance opportunities by contracting with the City of Sacramento for fire and emergency services.
5. Regarding opportunities for rate restructuring, the Commission determines that the District's Tax Rate Area method of financing is reasonable for providing emergency services. The District is a non-enterprise entity but when appropriate, it charges fees for services, e.g., plan check and inspection fees for new development.
6. Regarding opportunities for shared facilities, the Commission determines that the District shares facilities with other agencies and continually reviews new opportunities to do so. The District participated with the Sacramento Fire/ EMS Communication Center.
7. Regarding government structure options, including advantages and disadvantages of consolidation or reorganization of service providers, the Commission determines that the District currently provides services primarily to a specific geographic area which is adjacent to the City of Sacramento.
8. Regarding evaluation of management efficiencies, the Commission determines the District operates with a high degree of efficiency and professional cooperation with the community and other private/ public agencies.
9. Regarding local accountability and governance, the Commission determines that the District's Board of Directors represents an adequate level of special District accountability and governance. The District is a dependent District governed by the Sacramento County Board of Supervisors.

MUNICIPAL SERVICE REVIEW

And

SPHERE OF INFLUENCE UPDATES

Natomas Fire Protection District

**Contract with the City of Sacramento for
Fires and Emergency Medical Services**

LAFC 04-14

January 29, 2014

Prepared By:

**Sacramento Local Agency Formation Commission
1112 I Street, Suite #100
Sacramento, California 95814
(916) 874-6458 FAX: (916) 874-2939**

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

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CORTESE – KNOX – HERTZBERG GOVERNMENT REORGANIZATION ACT

Introduction

The Cortese-Knox-Hertzberg Local Government Reorganization (CKH) Act of 2000 requires that each Local Agency Formation Commission (LAFCo) prepare a Municipal Service Review and Spheres of Influence Updates for all cities and independent special districts within its jurisdiction.

A *Sphere of Influence* is defined by Government Code 56425 as:

A plan for the probable physical boundary and service area of a local agency or municipality.

A *Municipal Service Review* is defined by Government Code Section 56430 as:

A means of identifying and evaluating public services.

A Municipal Service Review may be conducted prior to, or in conjunction with, the update of a Sphere of Influence.

MUNICIPAL SERVICE REVIEW

Purpose

The Municipal Service Review is intended to provide adequate information for the Commission to make decisions related to Spheres of Influence Amendments to determine logical service providers and boundaries, to initiate additional studies in the event that the Commission determines that adequate services are not being provided.

In addition to MSR's annexations, reorganizations, consolidations, and incorporations require detailed master service plans, fiscal analysis and environmental analysis and other special studies as may be required for these types of action.

Requirements

The Commission shall include a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
- (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
- (3) Financial ability of agencies to provide services.

- (4) Status of, and opportunities for, shared facilities.
- (5) Accountability for community service needs, including governmental structure and operational efficiencies.
- (6) Any other matter related to effective or efficient service delivery, as required by Commission policy.

SPHERE OF INFLUENCE

Purpose

In order to carry out its purposes and responsibilities for planning and shaping logical and orderly development as well as the coordination of local governmental agencies so as to most advantageously provide for the present and future needs of the County and its communities, the Sacramento Local Agency Formation Commission must develop and determine the Sphere of Influence of each local governmental agency within the County.

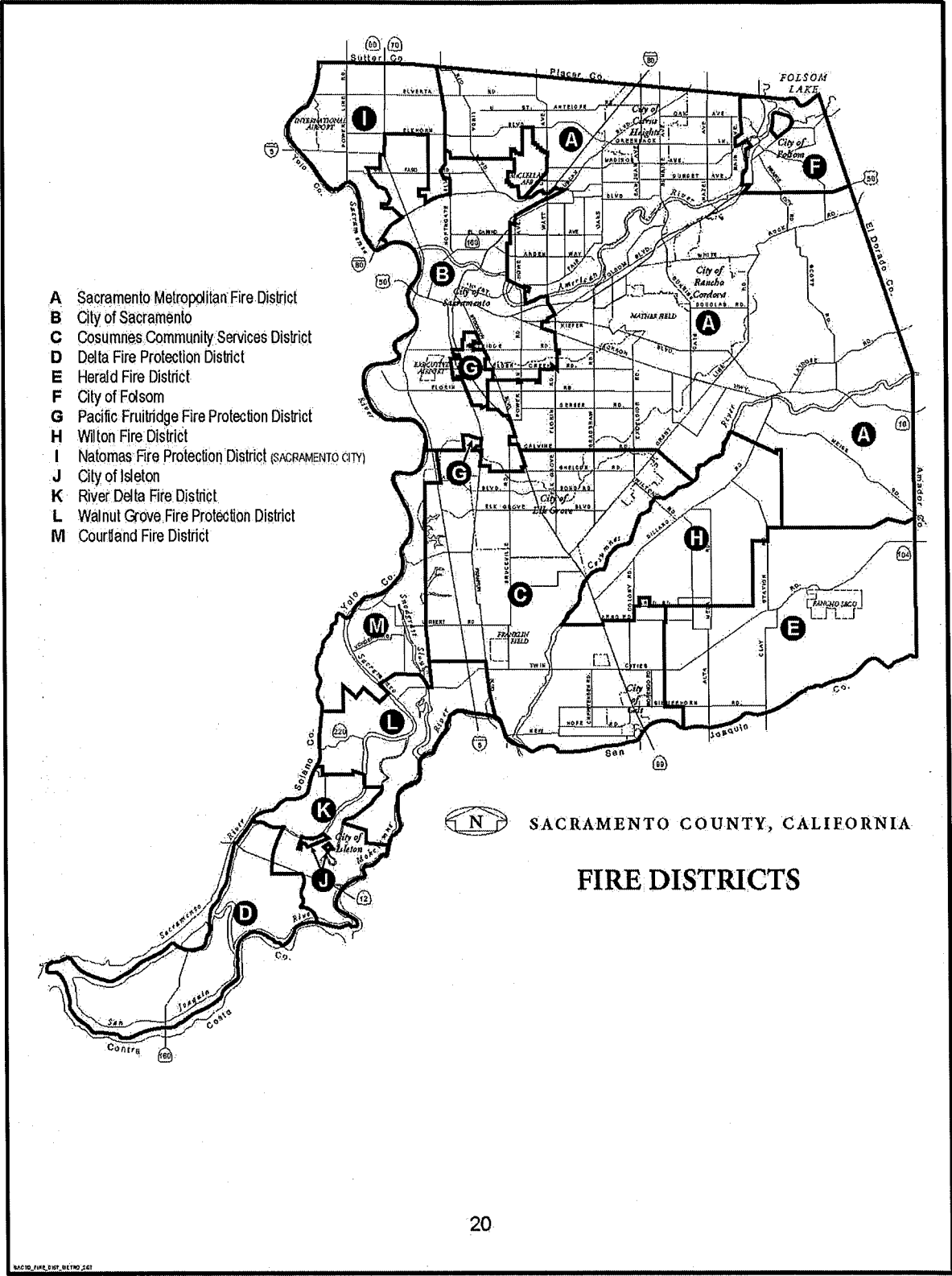
Requirements

When adopting, amending or updating a Sphere of Influence, the Commission shall, according to Government Code, do all of the following:

- (1) Require districts to file written statements specifying the functions or classes of services provided.
- (2) Establish the nature, location and extent of any functions or classes of services provided by the districts.

In determining the Sphere of Influence of each local agency, the Commission shall consider and prepare determinations with respect to each of the following:

- (1) The present and planned land uses in the area, including agricultural and open space lands.
- (2) The present and probable need for public facilities and services in the area.
- (3) The present capacity of public facilities and adequacy of public services that the agency provides, or is authorized to provide.
- (4) The existence of any social or economic communities of interest in the area if the Commission determines they are relevant.



OVERVIEW

Introduction

Sacramento County has an estimated population of approximately 1.4 million people. Public and municipal services are provided by the County, cities, and special districts. The local government structure in Sacramento County is somewhat unique because a significant amount of development has occurred in the unincorporated area from 1950 to the present. Consequently, municipal services to the unincorporated areas are primarily provided by the County, dependent and independent Special Districts. During the past 15 years there have been three incorporations of urbanized areas: City of Citrus Heights, City of Elk Grove, and the City of Rancho Cordova. For the most part, the new cities continue to use the county and special districts for some municipal services. Only the Cities of Sacramento, Folsom and Galt (except fire and emergency services) provide the full array of municipal services.

Most of the fire districts in Sacramento County were formed during the 1940's. However, Galt, Elk Grove, Natomas, Rancho Cordova, and Rio Linda can trace establishment back to the 1920's. With the exception of the town of Freeport, fire and emergency services are provided either by cities or special districts for the entire county. Note: The Town of Freeport receives fire service from the City of Sacramento as the most proximate service provider. However, it does not lay within either a city or fire protection district boundary

FIRE DISTRICTS

Fire protection is an indispensable municipal service with which all areas in the County, regardless of their rural or urban nature, should be provided. Fire service is provided in the County of Sacramento by the City of Folsom and the City of Sacramento, which when initially established in 1850, was the first formal volunteer fire department in the western US. The City established the professional fire department in 1872. There are also eleven fire protection districts. The Board of Supervisors governs one dependent district: Natomas Fire Protection District, ex officio. The other districts (which include the Cosumnes Community Services District) are independent special districts and are governed by elected Boards of Directors.

In addition to the eleven districts and two municipalities, Folsom State Prison provides fire protection services within Folsom State Prison boundary and does not provide public protection. Finally, Sacramento International Airport provides rescue and fire support but does not provide emergency medical services.

Fire districts are formed and regulated pursuant to the Health and Safety Code, Section 13801 et seq. The enabling legislation authorizes fire districts to provide fire protection and ambulance and rescue services.

Seventy years ago, when the unincorporated area was significantly less urbanized than it is today, fire protection was provided strictly on a volunteer basis. By 1940, increases in population and its attendant growth in fire and fire-related incidents, created a need for more organized and widespread fire protection. Thus, the fire district system began to develop in the unincorporated

area and professional fire fighting forces became full-time necessity. Districts developed from 1921 (Galt) through 1951 (North Highlands).

At the time of formation, fire districts normally encompassed the general area associated with each suburban or rural community. With the post-World War II rise in population and attendant development, the old central establishments in these communities frequently gave way to large shopping centers. The old, large, rural parcels in the unincorporated areas became new housing tracts, while county roads became freeways or other major thoroughfares. New developments did not follow district boundaries.

Numerous attempts toward reorganizing the historical fire district formation have been made in the past. Such endeavors include studies conducted by the Spink Corporation (1968-69), Fire Service Area Study Committee (1970-72), Sacramento Local Agency Formation Commission (1977), and the Local Government Reorganization Commission (1979-81).

As a result of these studies, several political consolidations occurred: Alta Mesa-Wilton (1980); Arden-Carmichael (1983); Arden and Carmichael as American River (1983); North Highlands-Citrus Heights (1984); American River-Arcade (1986); Rio Linda and Elverta (1987); Citrus Heights and Rancho Cordova as Sacramento County (1989); Rio Linda-Elverta with American River (1990); Sloughhouse with American River (1990); Fair Oaks with Sacramento County (1993); Florin with American River (1997); American River with Sacramento County to form Sacramento Metropolitan Fire District (2000); Fruitridge with Pacific to form Fruitridge Pacific Fire Protection District (2006); Elk Grove Community Services District with Galt Fire Protection District to form Cosumnes Community Services District (2006).

General Background

Fire Districts are formed and regulated pursuant to the California State Health and Safety Code, Section 13801, et. seq. The enabling legislation authorizes fire districts to provide fire protection, ambulance and rescue services. Fire districts in Sacramento County can be described as belonging to two broad categories: rural and urban. The definitions of rural and urban used here are developed in light of planning and zoning parameters, and in recognition of the development forces that have and are occurring in Sacramento County. The rural fire districts are generally found in the southern portion of the County and within the area known as the unincorporated Natomas located north and northwest of the City of Sacramento.

Uniform Fire Code

In July of 1972 the Sacramento County Board of Supervisors adopted a Uniform Fire Code. This ordinance provides that one fire code will be used for all fire agencies within the County. This code replaced and improved the various individual district codes that govern conditions hazardous to life and property from fire and explosion. The Uniform Fire Code does not standardize the operations of fire districts countywide, but it does speak to what the public can do with regard to inflammable/explosive material. State law requires that public buildings be inspected yearly for fire safety. Each city and district is responsible for inspection procedures,

and these vary from entity to entity. Fire prevention in all districts is handled as an educational program.

Communication

The Sacramento Regional Fire/EMS Communications Center (SRFECC) provides fire and emergency medical dispatch services to the Sacramento region, including the Delta and rural communities. The SRFECC is a Joint Powers Authority (JPA) that is managed by the following fire agencies: Cosumnes Community Services District, Folsom Fire Department, City of Sacramento Fire Department, and Sacramento Metropolitan Fire District.

Agency Cooperation-Mutual Aid and Automatic Response

All fire protection districts and city fire departments within Sacramento County have mutual aid and response agreements. When a call for service is received, the nearest available response unit is dispatched regardless of jurisdictional boundary.

ISO Rating

The Insurance Service Office (ISO) is used to rate a fire district's ability to defend against major fires that might occur in the area it serves. The ISO rating procedure evaluates three principal features of fire protection as well as their weight of importance: water supply (40%), fire department staffing (50%), and communications (10%). The ISO devised a system that insurance companies use to compute fire insurance coverage and rates. The rating classes are numbered 1 through 10; the highest number represents the least protection with the highest fire insurance premium rates.

Some of the factors which are considered in the establishment of fire rating zones are: water supply, building codes and structural conditions of buildings, the distance of structures from the nearest fire station, the type of equipment, level of training, and number of firefighters available at the station, and factors and distances between residences and local street access circulation.

When two numbers are included in an ISO rating, the first number refers to the rating for "watered" areas (areas with a water distribution system and hydrant system, while the second number refers to "unwatered" areas. In rural areas of Sacramento County, ISO ratings are found to be higher e.g. 9, while urban districts are rated in a range running for 2 to 6 for watered areas.

Finances

Independent special districts that provide fire protection and emergency medical services are funded primarily from property taxes and they are considered a non-enterprise district. City fire departments are typically funded by the city's General Fund that includes both property taxes, sales taxes, and a variety of other revenue sources.

The passage of Proposition 13 in 1978 placed limits on the amount of revenues that non-enterprise districts could raise to finance needed services. Proposition 13 limited property taxes

to one (1) percent of the assessed value. This one (1) percent is allocated to the county, cities, special districts, and school districts based on the districts' share of revenue it received just prior to the adoption of Proposition 13. This change removed the discretionary authority of special districts to raise tax rates to generate additional revenues for both on-going and new programs to increase service levels, or for that matter to keep up with inflation.

SUMMARY PROFILE

District: **NATOMAS FIRE PROTECTION DISTRICT**
Fire Protection – Urban and Rural

Address: c/o County Executive's Office
700 H Street, Room 7650
Sacramento, CA 95814-1280

Phone: (916) 874-7682
Fax: (916) 874-5885

Administrative Officer: Dan Haverty, Interim Fire Chief
City of Sacramento
5770 Freeport Boulevard, Suite 200
Sacramento, CA 95822-3516

Phone: (916) 433-1300
Fax: (916) 433-1629

Fiscal Data: (2012-13)

Budget:	\$1.825 million
No. of Stations:	2
Protection Classification:	3/9
Square Miles:	42
Population:	2,848

Service and Operation Data:

1. Authorized and actually performed: Under the contract with the City of Sacramento: emergency medical, rescue, and fire protection services.
2. Latent powers: None.

District Location: Rural – Unincorporated Northwest portion of County of Sacramento.

Station Locations:

Station 3: 7208 Elkhorn Boulevard
Station 18: 746 West North Market Boulevard

In addition, the District leases vacant property with Reclamation District No. 1000 located on El Centro Road north of San Juan Road adjacent to an existing drainage canal.

Historical and Political Data:

1. Established June 23, 1924. Date of contract with City of Sacramento, August 25, 1984.

2. Enabling Act: Health and Safety Code, Section 13801.
3. Governing Body: Board of Supervisors.
4. Board meets each Tuesday and Wednesday of the month at 9:30 a.m. in the County Administration Center located at 700 H Street, Room 1450, Sacramento.
5. Registered voters: Unavailable.
6. Population: 2,848 residents

NATOMAS FIRE PROTECTION DISTRICT MUNICIPAL SERVICE REVIEW

The following overview describes the overall resources that provide both fire and emergency medical services to the City of Sacramento as well as the unincorporated areas that receive service by contract.

Overview of the City of Sacramento Fire Department

TOTAL SERVICE AREA:	146.3 square miles
City of Sacramento	99.2 square miles
Natomas FPD	42.5 square miles
Pacific Fruitridge FPD	4.6 square miles
TOTAL SERVICE POPULATION:	516,167
City of Sacramento	466,488
Natomas FPD	2,848
Pacific Fruitridge FPD	46,831
ACTIVE FIRE STATIONS:	24 Stations
FIRE COMPANIES AND MEDIC UNITS:	46
Engine Companies	24
Truck Companies	8
Rescue Company	1
Medic Units	13
TOTAL BUDGET:	\$98,517,285
TOTAL FULL TIME EQUIVALENT:	589 (FTE)

ADDITIONAL CITY FIRE OPERATIONS:

The following describes the additional resources provided by the City of Sacramento Fire Department to the communities it serves.

Special Operations

Special Operations is a multi-faceted division under the Fire Department's Operations Branch. During the year, the division is staffed by an Assistant Chief, two Administrative Captains and an Administrative Technician. The Chief of Special Operations has management responsibilities for the following programs: Hazardous Materials, Domestic Preparedness, Technical Rescue and Urban Search and Rescue. Additionally, a Battalion Chief, funded by FEMA's Urban Search & Rescue grant, is co-located with the Urban Area Security

Initiative's Home Land Security Unit. Additionally, two line Battalion Chiefs oversee the boat and heavy rescue programs.

Hazardous Materials Program

The HAZMAT Program is responsible for emergency hazardous materials response in the Sacramento area. This is accomplished in partnership with the Sacramento County Environmental Management Division. The program provides 24-hour response for the City and County of Sacramento and the cities of Elk Grove, Folsom, Galt, and Isleton. The entire response area is comprised of a population in excess of 1.4 million people.

There are approximately 90 Fire Department Personnel trained to the Hazardous Materials Specialist level. These personnel are available to staff the two Hazardous Materials Response Teams. Each team is staffed with eight Hazardous Materials Specialists.

Technical Rescue

The Sacramento Fire Department staffs a regional Technical unit that meets or exceeds the California Emergency Management Agency (Cal EMA) State Fire/Rescue mutual aid typing for a Heavy rescue (Type one) capability. This capability brings eight highly trained personnel and associated equipment to address emergencies involving high angle rescue, confined space entry, trench and excavation collapse incidents, structure collapse and a myriad of technical search capabilities. It is not only available 24/7 for local emergencies, but is also recognized and prepared to respond anywhere in the State through the California Fire/Rescue mutual aid system.

Boat Program

The Sacramento Fire Department Marine Program currently deploys (2) 4.7 meter inflatable boats from Fire Stations 2 and 8. These boats support the Department's life safety mission on the American and Sacramento rivers. In addition to the rescue boats, Rescue and Engine 20 are staffed with qualified rescue swimmers for in water-surface rescue.

Urban Search and Rescue

The Sacramento Fire Department is the sponsoring agency for California Urban Search and Rescue Task Force 7 (CA TF-7), one of 28 Urban Search and Rescue (US&R) Task Forces in the nation, and one of eight in California. Task Force personnel and equipment can be used locally as well as for state and federal deployments.

US&R Task Forces were originally designed to respond to structural collapse caused by earthquakes. Over the past two decades the scope of US&R response and capability has grown to include disasters and catastrophes, both man-made and natural, incident support functions, and response to pre-planned events.

Specialties within CA TF-7 include: collapse rescue, heavy rigging, logistics, hazardous materials, medical, communications, canine search teams, technical search, and planning. The Task Force is comprised of fire and rescue personnel from Sacramento Fire Department, Folsom Fire Department, Roseville Fire Department, West Sacramento Fire Department, Cosumnes Community Services District, El Dorado County Fire Protection District, Kaiser Permanente, Sacramento County Airports System, and Sacramento Metropolitan Fire District. The Task Force also contracts with civilians for emergency physicians and structural engineers.

CA-TF7 has deployed a Task Force or provided personnel for Incident Support Teams for many national responses.

SUMMARY OF NATOMAS FIRE PROTECTION DISTRICT OPERATIONS

District Formation

The Natomas Fire Protection District was established in 1924 for the purpose of providing local fire, rescue, and emergency medical services to the northwestern portion of Sacramento County. The District was formed pursuant to Health and Safety Code Section 13801. The District is a dependent District governed by the County of Sacramento Board of Supervisors.

During 1984, the Natomas Fire Protection District entered into a contract with the City of Sacramento to provide fire and emergency medical services. The contract and subsequent contract amendments have been in place for approximately 30 years.

On January 10, 2012, the District and the City of Sacramento extended the contract (Agreement for Services) until June 30, 2016.

Project Characteristics

Population: The current population contains approximately 2,848 residents.
Size: Approximately 42 square miles

Project and Service Area

The District is bounded on the west by the Sacramento River, on the north by the Sacramento County line, on the south by the City of Sacramento and on the east by the Rio Linda-Elverta Community near the Union Pacific railroad Tracks. This area contains both urban and agricultural lands. The urban development is located within the southern portion of the District boundaries, adjacent to the City of Sacramento, as well as residential development along the Sacramento River.

Surrounding Area

The areas north and west of the District are primarily agricultural and are located in Yolo and Sutter counties. On the southern border, the City of Sacramento is currently developing the North Natomas community. On the east, the community of Rio Linda- Elverta is developing

under the Sacramento County General Plan. This area is semi-rural and new areas are being developed with more typical suburban development consisting of low and medium density developments.

Adjacent Fire Districts

The Sacramento Metropolitan Fire District provides fire and emergency medical service to the area along the eastern boundary of the District. The City of Sacramento Fire Department provides service to both the district and the City of Sacramento. When areas are annexed to the City of Sacramento, the territory is detached from the fire district and the City of Sacramento Fire Department becomes the district service provider.

Land Use and Planning

This area is predominately agricultural. Some residential development has occurred along the Garden Highway as well as agricultural residences. Sacramento International Airport (approximately 6,000 acres) is within the territory – although the air-side of the terminals is served by the Airport fire department. Metro Air Park, (an approved 2,000 acre industrial, commercial, office, and open space project) has begun development. Northgate I-80 Business Park (840 acres) is an existing developed area.

Within the “Panhandle” – a 595 acre vacant area south of Elkhorn Blvd and substantially surrounded by the City on 2 sides – the East Natomas Education Complex is partially constructed. The Panhandle was proposed for annexation to the City until the landowner lost control of the land options.

East of El Centro Road within the “Boot”, the City initiated a Sphere of Influence Amendment (Resolution 2006-859) on 403 acres. Forward progress stopped when the property fell out of contract with Centex Homes – the project proponent. The project area includes the 12-acre Tomato Patch (Welcam 80) commercial development, the 49'er Truck Stop, Leona Circle Residential neighborhood, and vacant lands that were once proposed for residential uses.

Additionally, AKT had filed an application (P00-027) for development (including a SOI and annexation) for a 133 acre development to the west of the Westlake residential development in the City. The Natomas Unified School District purchased 41 acres of the property; after litigation and 6 years of negotiations, the District returned 7 acres back to West Lakeside. The current flood restrictions and lackluster economy have put the application on hold.

Policies for guiding development in this area are contained in both the City of Sacramento North Natomas Community Plan and the Sacramento County General Plan.

Community Plans are the official statement of the Board of Supervisors relative to policies for guiding the physical development of unincorporated communities within Sacramento County. The plans also evaluate the present condition of existing and urban and rural services, recreational facilities, and existing land use patterns. These plans are based on community goals

and objectives, citizens, citizen groups as well as public agencies. The Community Plans, generally, span a fifteen to twenty year planning period.

Community Planning Advisory Councils have been established by the Sacramento County Board of Supervisors to provide a local forum for citizen involvement in developing community planning goals, and to assist in carrying out community plans and the County General Plan. The Councils have seven to fifteen members (determined by the Board of Supervisors) with two-year terms. The CPAC's hold regularly scheduled meetings. They provide comments and recommendations to the County Policy and Project Planning Commissions and County board of Supervisors on proposed general Plan and Community Plan Amendments, zoning changes, conditional use permits and other discretionary land use applications within the affected territory.

Summary of Terms and Conditions of the Agreement for Services with the City of Sacramento

District Operations

The Natomas Fire Protection District does not have any staff. Property and equipment (assets) have been transferred to the City of Sacramento per a contractual agreement approved during 1984 and all subsequent agreement renewals. Fire protection and emergency medical services are provided by the City of Sacramento in the same manner as city fire stations with an equivalent level of service.

Governance Structure

The Sacramento County Board of Supervisors is the governing body for this District. The County has entered into a contract with the City of Sacramento to provide fire and emergency medical service to this area.

Services Provided

The City of Sacramento provides fire protection and emergency medical services to the unincorporated area identified as the Natomas Fire Protection District. (See Exhibit "A").

Service Levels

The contract provides that the City of Sacramento shall provide the same level of service as provided in the original contract adopted in 1984.

- Developed areas within the District boundaries shall receive the same level of service comparable to similar areas located within the City.
- Standard of service, standards of performance, discipline of employees, control of employees, and other related matters shall remain with the City.

- City of Sacramento shall furnish all equipment, maintenance supplies, and personnel necessary to perform fire protection and emergency services within the District boundaries.
- Prior to moving the location of a fire station or closure of a station, the City shall conduct a public hearing.
- The City of Sacramento has full legal authority to enforce all applicable Uniform Fire Codes together with the County of Sacramento fire regulations, including weed abatement, Uniform Building Codes, and any other applicable laws.

Budget

The FY 2013-14 budget for the District is approximately \$1.9 million. This amount will increase or decrease depending upon actual property tax collected within the District boundary.

Cost of Service and Revenue

The City of Sacramento has determined that it can provide cost effective service within the Natomas Fire Protection District boundary over the last 30 years. The District fire stations that serve the District are also located very close to the developed areas of the City of Sacramento which reduces the need to construct redundant fire stations within the City of Sacramento to serve its developed area. Typically, if the City of Sacramento annexes areas within the District boundary, the LAFCo reorganization process detaches the District when areas are annexed to the City. Thus, over time the District could be dissolved or reorganized depending on how much area of the Natomas Fire District is annexed to the City of Sacramento.

On February 7, 2012, the County of Sacramento initiated an application (Resolutions 2012-0085) to amend its Urban Services Boundary and General Plan and to work cooperatively with City staff in developing the Northwest Master Plan (Resolution and 2012-0086). This could trigger other service options and considerations.

The contract provides that 100 percent of the revenue collected by the District less expenses will be paid to the City of Sacramento semi-annually. In addition, all reserves and contingencies will be assigned to the City during the term of the Agreement.

The primary source of revenue is property tax revenue which is collected by the County of Sacramento.

District expenses include, but are not limited to property tax collection fees, audit costs, and administrative costs incurred by the District (County).

The County Board of Supervisors annually approves the Natomas Fire Protection District budget.

Finally, the contract provides for arbitration in the event of a dispute between the parties.

Administration and Staffing

The District has no staff. All staff and personnel services are provided by the City of Sacramento.

Training

Training is provided by the City of Sacramento Fire Department.

Communications

The Sacramento Regional Fire/EMS Communications Center (SRFECC) provides fire and emergency medical dispatch services to the Sacramento region. The SRFECC is a Joint Powers Authority (JPA) that is managed by the following fire agencies: Cosumnes Community Services District, Folsom Fire Department, Sacramento Fire Department, and Sacramento Metropolitan Fire District

Budget

The Natomas Fire Protection District generates approximately \$1.9 million dollars annually. The District receives an allocation of the annual taxes collected pursuant to Proposition 13 and Assembly Bill 8. The District revenue is transferred to the City per terms of the contract. Property tax revenues for all governmental agencies have been falling over the last several years. However, there are signs that property taxes have bottomed out and may be increasing.

Payment to the City cannot exceed the District's appropriation limit as specified in Article XIII B of the California Constitution.

Fire Stations

There are two fire stations located in the unincorporated area. Both of these fire stations are operated and staffed by the City of Sacramento Fire Department. One station is located off of Garden Highway north of the airport and the second station is located in the area known as the "Panhandle" on National Drive. The "Panhandle" area is an unincorporated peninsula surrounded by the City of Sacramento. Both stations serve the unincorporated area known as Natomas as well as urban development within the City of Sacramento.

In addition, to the two fire stations (Station Nos. 3 and 18), the City of Sacramento has Station No. 30 (1901 Club Center Drive) and Station No. 43 (4201 El Centro Road) which are located adjacent to the Natomas Fire Protection District Service Area. (See Exhibit "B"). As a result of the proximate location, the Natomas Fire Protection District service area has four (4) relatively close fire stations. Based on the proximity of these fire stations, it appears to be a seamless operation of fire and emergency medical operation covering the northwestern portion of Sacramento County.

A new fire station is proposed within the Metro Air Park development. The station site is fully mapped and all roads and utilities have been constructed.

City of Sacramento Staffing Standards

Each fire station is staffed 24 hours/7 days a week with both firefighters and paramedics.

All but one of the suppression companies are currently staffed with four (4) personnel consisting of a Company Officer (Captain), Engineer, and two (2) Firefighters.

Ambulances are staffed with two (2) Firefighter/Paramedics or a Firefighter/Paramedic and Firefighter/EMT combination. The SFD's front-line operation is organized into three shifts that operate on a 56 hour work week. Firefighters work a two days on and four days off (48/96) structured schedule.

Over 500 suppression personnel operate from 24 stations which deploy 24 Engine Companies, 8 Truck Companies, 1 Rescue Company, 13 ALS Ambulances, and 3 Battalion Chiefs. The department also has 1 Swift Water Rescue Team, 3 Rescue Boat companies, 2 Hazardous Materials Response Teams, and support vehicles such as wild land fire engines and air compressor units that are cross-staffed with fire engine/truck personnel.

Calls for Service

The city wide average for calls are approximately 63 percent for emergency medical response, 3 percent for fire, and 34 percent for false alarms, good intent, hazardous conditions, and other similar types of activity.

The total number of calls within the City of Sacramento service area during FY 2012 was approximately 149,500 calls for service.

Response Times

The optimal response time for the City of Sacramento Fire Department for both fire and emergency service is 4.5 minutes. Also, the City of Sacramento Fire Department's goal is to respond to incidents within 8 minutes or less, 90 percent of the time. Response times will vary for a number of different reasons: mainly distance and traffic conditions.

Equipment and Apparatus

The Natomas Fire Protection District does not own any equipment, real property, leases or facilities. All fire trucks, equipment, and assets were transferred to the City of Sacramento pursuant to the Agreement of Services between the District and the City of Sacramento in 1984.

Upon termination of the contract, fire equipment which is less than 20 years old at the date of termination shall be returned to the District. In addition, any other equipment which was transferred to the City and which is still in service at the date of termination shall be returned to the District.

During the term of the Agreement, the City shall maintain the equipment transferred in good condition and repair, except for reasonable wear and tear.

Real Property and Property Lease

The District owns or leases three parcels of land.

Fire Station No. 3: 7208 Elkhorn Boulevard.

Currently, the City leases this parcel from Reclamation District No. 1000. This lease is due to expire on March 12, 2014.

Fire Station No. 18: 746 West North Market Boulevard

The District, under the terms of the Original Agreement conveyed Fee title together with all improvements to the City of Sacramento.

Unimproved Real Property: Located on El Centro Road north of San Juan Road adjacent to an existing drainage canal.

Fee Title to this parcel was also transferred to the City of Sacramento, however, prior to improving this real property, the City shall obtain approval from the District.

Upon termination of this Agreement, the real property conveyed to the City shall be reconveyed to the District. Also, if requested, the City shall meet and confer in good faith with Reclamation District 1000 and reach agreement on assignment from City to the District of the City's lease on Station No. 1 unless the lease has previously expired. However, if the real property is located within the City limits, then upon termination, the City shall retain title to the parcel and the improvements thereon.

Additional provisions shall apply under different scenarios.

Compliance with Laws

The City and District shall observe and comply with all applicable Federal, State, and Sacramento County laws, regulations and ordinances.

Licenses, Permits, and Contracts

The City shall possess and maintain all necessary licenses, permits, certificates and credentials required by Federal, State, County and all other governmental agencies.

Performance Standards

The City shall perform its services in accordance with industry standards and/or professional standards applicable to fire protection services.

City Personnel

City employees are independent to the District and shall not be entitled to any benefits payable to employees of Sacramento County. City employees are entirely and exclusively under the direction, supervision, and control of the City, including terms of employment, hours, wages, working conditions, discipline, hiring, and discharging. Or any other requirements of law shall be determined by the City, and the District shall not have any right or authority over City personnel or terms of employment.

Retirement

The Natomas PERS Agreement shall be merged with the City PERS Agreement. The District cannot modify the Natomas PERS Agreement without written permission from the City.

Reopener

Upon mutual agreement of the City and District, the parties shall meet in good faith to reach agreement. However, in the event a State Legislative change in the amount of or method of allocation of Special District augmentation fund money, the parties shall meet and discuss revisions or additions to the terms of the Agreement, and shall endeavor in good faith to reach an agreement on said matters.

Disputes and Termination of Agreement

The City and District shall attempt in good faith, to promptly resolve any disputes mutually between themselves. If the dispute cannot be resolved within 15 days or a mutually agreed upon time period, either party may pursue its available legal and equitable remedies.

Either party may terminate this Agreement upon the substantial failure or performance by the other party by providing a Notice of Intent to terminate.

Future Merger/Consolidation

In the event that the District wholly merges or consolidates into the City through annexation or otherwise, or in the event that the District ceases to exist as a Fire Protection District and City assumes liability for provision of fire and emergency protection services within the District boundary, the Agreement shall terminate.

ISO Rating

The ISO rating for the agricultural areas is a 9, primarily because water is not available. Other areas that have fire hydrants have an ISO rating of 2.

Other Service Providers

Water Supply

The Natomas Central Mutual Water Company provides agricultural water within the boundaries of the Natomas Fire Protection District. It does not currently provide water supply for urban development. This is a private company not subject to LAFCo jurisdiction.

The Sacramento County Water Agency (SCWA) provides water service to the "Panhandle" area located near Interstate 80 and Northgate Boulevard. This area consists of commercial, industrial, and business park type development. SCWA operates and maintains this public water system utilizing ground water and pumps.

Reclamation Districts

Reclamation District 1000 provides drainage to this area and the entire Natomas Basin through a system of pumps and canals. RD 1000 drainage system consists of 30 miles of main drainage canals, about 150 miles of drainage ditches, and seven pumping stations.

RD 1000 also operates and maintains 42.61 miles of project levees along the Sacramento River. RD 100 repairs, maintains, and inspects the levees on a regular basis throughout the year. The levees are patrolled continuously during periods of high water and during significant storm events.

Flood Protection

The Sacramento Area Flood control Agency (SAFCA) is responsible for planning, financing, and constructing local flood control projects along the Sacramento and American Rivers. At present, the entire Natomas Basin is designated as a flood plain which has precluded new construction since December 8, 2008. Currently SAFCA is developing projects in order to obtain 200-year flood protection for the Natomas Basin. The proposed improvements may include slurry walls, levee raising, widening, and erosion control along river banks.

Sewer

The Sacramento Regional County Sanitation District and Sacramento Area Sewer District provides service to small portions of urban development located in the unincorporated area. However, for the most part sanitary sewer service is not available outside of the County General Plan Urban Services Policy Area.

Solid Waste Disposal

Sacramento County Department of Waste Management and Recycling provides solid waste collection by contract with private waste haulers to this area.

Police Protection

The Sacramento County Sheriff's Department provides patrol services to this area and the California State Highway Patrol provides traffic enforcement.

Resource Conservation

This area is not served by a Resource Conservation District

Park and Recreation

Most of the area within the boundary of NFPD does not have a parks and recreation service provider. Territory east of Hwy 99 is within the Rio Linda Elverta Recreation & Park District service area.

Electric

The Sacramento Municipal Utility District provides electric service to this area

Animal Control

Animal Control Services are provided by the County of Sacramento.

Mosquito and Vector Control

The Sacramento-Yolo Mosquito and Vector Control District provide mosquito and vector control services this and the surrounding areas.

Cemetery District

This area is not served by a cemetery district.

Street Lighting

Currently no service is provided to this area.

Public Roads

The County of Sacramento Department of Transportation provides street maintenance to County Street and roads within the District boundary.

SPHERE OF INFLUENCE

The District's Sphere of Influence is co-terminus with its current service territory. No change is recommended in the District's Sphere of Influence.