

**DRAFT**  
**RESOLUTION NO. 2024.05**

**RESOLUTION OF APPLICATION BY THE BECKWOURTH PEAK  
FIRE PROTECTION BOARD OF DIRECTORS REQUESTING THE  
PLUMAS LOCAL AGENCY FORMATION COMMISSION TO  
INITIATE PROCEEDINGS FOR THE ANNEXATION OF EASTERN  
PLUMAS RURAL FIRE PROTECTION DISTRICT TERRITORY TO  
THE BECKWOURTH PEAK FIRE PROTECTION DISTRICT AND  
THE DISSOLUTION OF EASTERN PLUMAS RURAL FIRE  
PROTECTION DISTRICT**

Resolved, by the Board of Directors of the Beckwourth Peak Fire Protection District (“the District”), that:

**WHEREAS**, the District in conjunction with Eastern Plumas Rural Fire Protection Agency approving substantially similar resolutions and listed within this resolution, desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and California Health and Safety Code Sections 13800-13970, also known as the Fire Protection District Law of 1987, for the annexation of Eastern Plumas Fire Protection District territory to the Beckwourth Peak Fire Protection District and the concurrent dissolution of the Eastern Plumas Fire Protection District with transfer of responsibility to provide fire protection, emergency medical and rescue services contingent upon the annexation request as authorized by the Plumas Local Agency Formation Commission (LAFCo) and approved by the board of directors of Eastern Plumas Rural Fire Protection District and the board of directors of Beckwourth Peak Fire Protection District; and

**WHEREAS**, the Eastern Plumas Rural Fire Protection District, (EPRFPD) and the Beckwourth Peak Fire Protection District, (BPFDP) hereinafter referred to as “Participating Fire Agencies”, are authorized to provide fire protection, emergency medical and rescue services within their respective boundaries directly or by contract based on their respective formation documents and principal acts (California Government Code Section 38600, et seq., and California Health and Safety Code Section 13800, et seq.); and

**WHEREAS**, the Eastern Plumas Rural Fire Protection District Board of Directors discovered serious issues within the department relating to lack of certifications, lack of volunteers, and inability to provide critical services throughout the district. On June 21, 2023, the Board of Directors of EPRFPD held an Emergency Meeting to initiate a suspension of fire response operations to allow the district to restructure, recruit, and reassign duties for EPRFPD over the following six-month period. On June 22, 2023, EPRFPD issued a letter to impacted agencies of their Board of Directors’ decision to cease fire and medical response operations and cited Mutual Aid Coverage for services. After discussions with Plumas LAFCo and Plumas Board of Supervisors, agreement was reached by Beckwourth Fire Protection District and Graeagle Fire Protection District to temporarily cover fire protection, medical and rescue response within the EPRFPD service territory for a period of six months commencing on June 22, 2023. To date, EPRFPD has been unable to restore critical emergency response services within the district and any plans to restore these services have not been effective. After further discussion with Plumas LAFCo, the Board of EPRFPD, held a meeting on January 15, 2024, to discuss options for the district. With an overwhelming response from EPRFPD constituents supporting annexation, the EPRFPD Board of Directors held a meeting on February 19, 2024, voting unanimously to pursue annexation with Beckwourth Peak Fire Protection District; and

**WHEREAS**, on January 23, 2024, representatives from the Board of Directors of EPRFPD and BPFDP met with Plumas LAFCo to discuss annexation and the procedural process necessary to achieve successful annexation; and

**WHEREAS**, on January 29, 2024, the representatives from both districts met to align ownership of steps necessary to successfully complete the annexation requirements by December 31, 2024; and

**WHEREAS**, on \_\_\_\_\_ the Board of Directors of BPPFD voted to support and pursue the annexation of EPRFPD territory into the BPPFD boundaries and service area, effectively to create an efficient, effective and sustainable emergency services system for the EPRFPD response area; and

**WHEREAS**, the Plumas LAFCo, hereinafter referred to as Commission, serves as the review authority over the formation and reorganization of cities and special districts as contained in and authorized by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, hereinafter referred to as “the Act”, commencing with Section 56000 of the California Government Code; and

**WHEREAS**, the Act establishes the process pursuant to which citizens or legislative bodies of local agencies may seek the reorganization of cities and districts; and

**WHEREAS**, in order to facilitate the annexation of EPRFPD, through adoption of this resolution of application, the EPRFPD has assumed the principal role in initiating the proposal and requesting the Commission to commence its review process by the filing of an application with the appropriate fees paid by EPRFPD; and

**WHEREAS**, the proposed reorganization is consistent with the adopted sphere of influence for EPRFPD and ensuring there is no duplication of services within the resulting boundaries, through dissolution of EPRFPD as indicated by the “Zero Sphere of Influence” adopted for EPRFPD; and

**WHEREAS**, the BPPFD sphere of influence will require amendment for consistency with the application; and

**WHEREAS**, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification, and has received and considered comments presented at that hearing; and

**WHEREAS**, the territory proposed to be annexed is considered to be inhabited (more than 12 registered voters) and a description of the boundaries of the territory to be included and a map of the proposed boundary designated as set forth in Exhibit #A, are attached hereto and by this reference incorporated herein; and

**WHEREAS**, the reasons for the proposed annexation are as follows:

1. EPRFPD’s service boundaries lie as a separate and distinct service area yet surrounded entirely by the BPPFD service boundaries. Since June 2023, EPRFPD has experienced and continues to experience the inability to provide fire protection and emergency medical services within its service area. Cited reasons include:
  - a. Inability to recruit a fire chief.
  - b. Inability to recruit and retain firefighters.
  - c. Insufficient revenue to maintain ever increasing costs and requirements.
  - d. Inability to maintain equipment, apparatuses and facilities.
2. Since June of 2023, local fire agencies have been responding to all fire, medical emergency and rescue callouts for EPRFPD and there are no plans by EPRFPD to re-establish these services. The annexation would allow the BPPFD to better meet the emergency fire, rescue, and medical needs of EPRFPD. The newly annexed territory will create a uniform level of service within the entirety of its territory that is adequately funded and managed and which would allow:

- a. Better utilization of resources.
- b. Enhanced capital asset planning and streamlined improvement process.
- c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
- d. Reduced operating and administrative costs while increasing service levels.
- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
- f. Enhanced and standardized public education outreach.
- g. Elimination of dispatch and other agency confusion of territorial response boundaries; and

**WHEREAS**, it is desired to require that the proposed annexation be subject to the following Terms and Conditions:

1. A territorial new boundary be established for BPPFD as identified in Exhibit #A, map and legal description of boundaries of the combined territories.
2. Eastern Plumas Rural Fire Protection District be dissolved, and Beckwourth Peak Fire Protection District named the successor, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the EPRFPD and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules Exhibit #C, Eastern Plumas Rural Fire Protection District.
3. All full- or part-time employees of EPRFPD shall be invited and encouraged to apply with BPPFD.
4. BPPFD, the successor agency, shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included by Eastern Plumas Healthcare District.
5. A tax exchange agreement shall be negotiated with the County of Plumas to allocate a property tax revenue structure for the EPRFPD to the successor agency, as provided for in Government Code Section 56810.
6. Owners of developed and undeveloped parcels within the boundaries of EPRFPD will be assessed a 2023 voter approved annual Special Tax at the parcel level as currently administered by BPPFD as described in Exhibit #E, that includes the following provisions:
  - a. The Special Tax at the parcel level will be assessed annually for Assessor's Parcels located entirely or partially within the Eastern Plumas Rural Fire Protection District boundary, based on land use types provided by the Assessor's Office. The special tax will raise funds to adequately provide fire and medical emergency response services to the newly annexed territory. This Special Tax is identical to the voter approved Beckwourth Peak Fire Protection District Special Tax of 2023. The revenue derived supports the operation of a regional fire protection district to provide community fire and emergency medical response services. The Special Tax is a condition of annexation and is not subject to approval by voters within Eastern Plumas Rural Fire

Protection District.

- b. Low Income Exemption – BPPFD recognizes the special tax may create a burden for low-income property owners in the region. For this reason, BPPFD has established procedures for implementing a Low-Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for “very low” or “poverty level” to apply for a partial or complete exemption from the tax.
  - c. Contiguous Parcel Exemption – Beckwourth Peak Fire Protection District has established procedures for a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" as used solely for timber production or agricultural grazing, upon approval of an application of the owners thereof to the District, to be treated as a single parcel for the purposes of this special tax.
  - d. Inflationary Adjustment – The special tax includes an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. Beckwourth Peak Fire Protection District maintains the right to retain its purchasing power in future years, and thus, the inflationary clause allows the Board of Beckwourth Peak Fire Protection District to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for All West Urban Consumers, Non-seasonally Adjusted, for the Preceding Year (Bureau of Labor Statistics Series ID CUUR400SAO). This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.
  - e. The initial Special Tax amount, as approved by BPPFD voters on November 7, 2023, shall be apportioned to property at a base rate of \$110 for improved single family residential parcels under 1,800 square feet, and parcels with other uses will be charged at various rates based on usage. (See Exhibit “F” BPPFD Special Tax Schedule).
  - f. The first Plumas County filing of the Special Tax for EPRFPD property owners requesting the County to collect the tax will occur on August 10, 2025. EPRFPD property owners will see the first billing on their November 2025 property tax bill.
7. All previously authorized charges, fees, assessments, and/or special taxes currently in effect and dedicated to fire protection or emergency medical response, now levied or collected by EPRFPD including improvement or assessment districts thereof, shall upon annexation, cease to be levied and collected.
  8. Upon annexation, all parcels within the boundary of EPRFPD are subject to all charges and fee structure that balance the needs of BPPFD for funding and cost of services and the burdens on property owners. All charges and fee structure programs will be rendered and adopted by the BPPFD Board of Directors and administered and codified through resolution or ordinance.
  9. Indebtedness of EPRFPD, if any, shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness, at the time of annexation, shall transfer to BPPFD.
  10. The composition of the BPPFD board of directors is a five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the district. Upon annexation, registered voters residing within the boundaries of the former EPRFPD are eligible to serve on the BPPFD board.

11. BPPFD terms of office are; two positions of two-year terms ending December 5, 2025 and three positions of four-year terms ending December 3, 2027. All terms will be four years thereafter.
12. All contracts for services presently administered by EPRFPD are subject to separate review and price for services negotiations by BPPFD.
13. The services to be provided by the successor District shall be provided in a manner consistent with the “Plan for Services” attached hereto as Exhibit #B and incorporated herein by reference.
14. Upon execution of this resolution and until the application for annexation is approved and effective, both parties agree that BPPFD will serve as the sole financial administrator for EPRFPD, thus authorizing BPPFD full control of the financial assets and liabilities of EPRFPD.
15. Upon execution of this resolution and until the application for annexation is complete and effective, EPRFPD will effect a release of liability and hold harmless against BPPFD, and allow BPPFD access and control of all EPRFPD facilities, and allow BPPFD to make use of EPRFPD apparatuses and equipment to provide fire protection, emergency medical and rescue services to EPRFPD.
16. EPRFPD will assist in the disposal of all non-functional/inoperable vehicles and equipment as deemed by BPPFD.
17. EPRFPD will return/reallocate USFS equipment and vehicles as deemed by BPPFD.
18. Upon execution of this resolution, EPRFPD will provide BPPFD their most recent audit report.
19. EPRFPD will preserve all documents and information related to, financial reports, audits, records, contracts, deeds, easements, registrations, correspondence, personnel, and the like, and upon completion of annexation, will make these documents available to BPPFD.

**WHEREAS**, the EPRFPD has assumed Lead Agency status for this project under the California Environmental Quality Act (CEQA), with BPPFD serving as a Responsible Agency; and

**WHEREAS**, EPRFPD has determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided.

**WHEREAS**, EPRFPD and BPPFD have determined that since a majority of the members of both of the legislative bodies are adopting substantially similar resolutions of application for this annexation, the Resolution of Application meets the criteria for requesting a waiver of proceedings as set forth in Government Code Section 56853 with regard to the annexation and dissolution applications; and

**NOW THEREFORE BE IT RESOLVED**, by the Eastern Plumas Rural Fire Protection District as follows:

SECTION 1. Findings of Facts. The above recitals are adopted as findings of fact.

SECTION 2. Adoption of Resolution of Application. This Resolution of Application is hereby

adopted and approved, and the Local Agency Formation Commission of Plumas County is hereby requested to take proceedings for the reorganization of territory described in Exhibit #A (Map and Boundary Description) consisting of the annexation and dissolution of EPRFPD according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq.

SECTION 3. California Environmental Quality Act CEQA. EPRFPD has determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided. With respect to this determination, staff is directed to comply with CEQA, including filing a Notice of Exemption with the County and posting it on the district website. **[EPRFPD RESOLUTION ONLY – MUST FILE NOTICE OF EXEMPTION WITHIN 5 DAYS OF ADOPTING THIS RESOLUTION]**

SECTION 4. Other Acts. The Officers and staff of the District are hereby authorized and directed, jointly and severally, to do any and all things, to execute and deliver any and all documents, which, in consultation with District Counsel, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

SECTION 5. Effective Date. This Resolution shall take effect upon adoption.

**PASSED, APPROVED AND ADOPTED** by the Board of Directors of the \_\_\_\_\_ District at a regular meeting thereof held on the day of \_\_\_\_\_, 2024, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
President

\_\_\_\_\_  
District

ATTESTED:

\_\_\_\_\_  
District Secretary

**Attachments:**

Exhibit A, Map and legal description of proposed fire protection district boundaries.

Exhibit B, Plan for Services.

Exhibit C, Eastern Plumas Rural Fire Protection District Schedule of Asset Transfer.

Exhibit D, Eastern Plumas Rural Fire Protection District – Four Deeds of Trust.

Exhibit E, Financial Plan and Proposed Beckwourth Peak FPD Budget – Post Annexation January 1, 2025-  
June 30, 2025.

Exhibit F, 2023 Beckwourth Peak FPD Special Tax Schedule.

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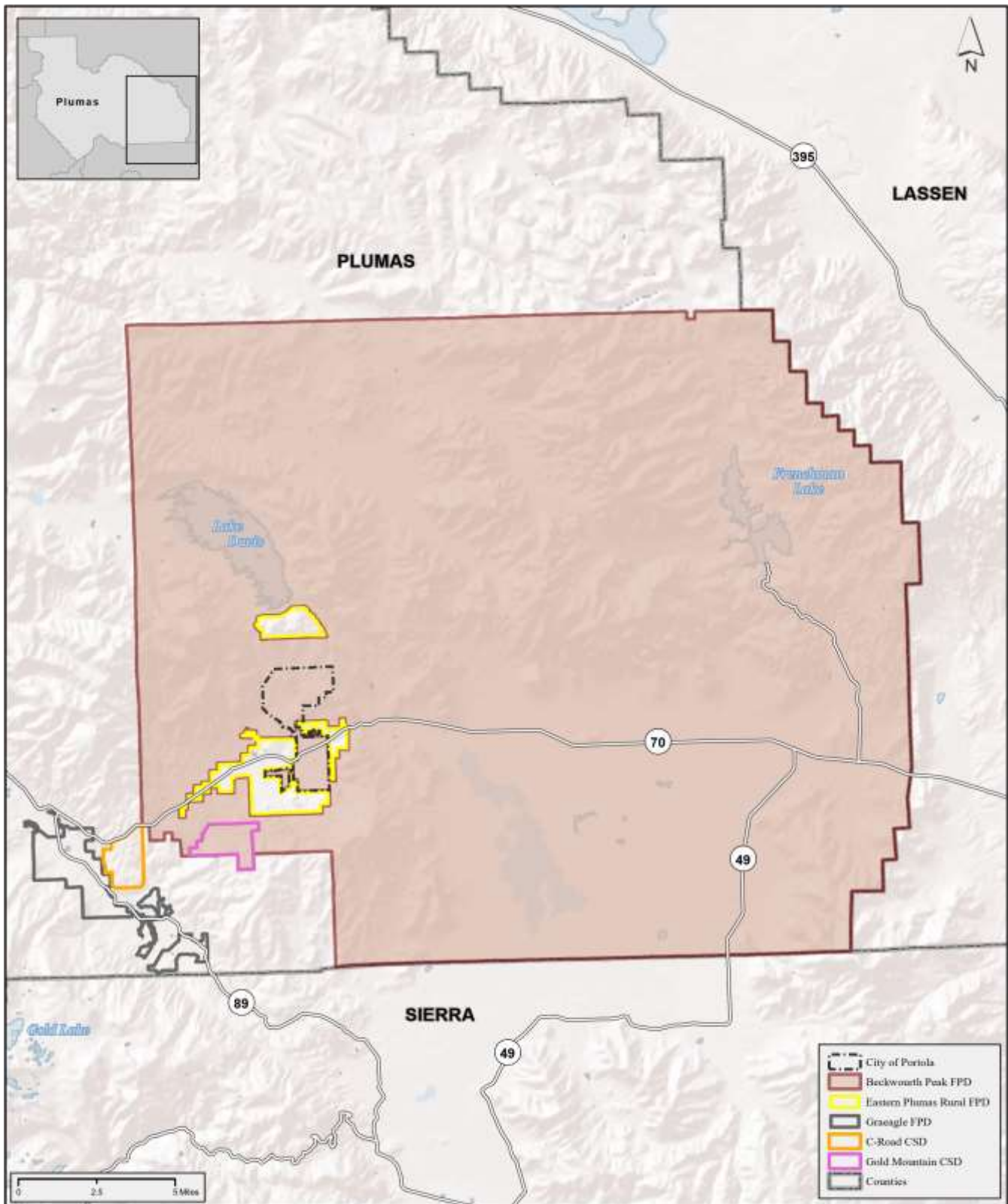
**Exhibit A: Map and legal description of the proposed Annexation and new service area of Beckwourth Peak Fire Protection District**

**Proposed New Beckwourth Peak Fire Protection District Service Area**

With the proposed annexation of Eastern Plumas Rural FPD, communities to be served by Beckwourth Peak FPD include Beckwourth, Gold Mountain, Vinton, Chilcoot, Delleker, Lake Davis and the City of Portola.

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**Eastern Plumas Rural FPD Reorganization: Dissolution and Concurrent Annexation into Beckwourth Peak FPD**

Map Date: 5/15/2024

**Exhibit B: Plan for Services**

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## **Plan for Services**

This plan for service supports the proposed annexation and details how services will be provided and funded by BPPFD. It has been prepared according to the information required by §56653(b) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH act) which states: (b) The plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer: (1) An enumeration and description of the services currently provided or to be extended to the affected territory. (2) The level and range of those services. (3) An indication of when those services can feasibly be extended to the affected territory if new services are proposed. (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed. (5) Information with respect to how those services will be financed. A plan for services considers the services, capacity, cost and adequacy of services within an area and how those services would be affected by the proposed action.

### **Proposed Annexation**

The proposed annexation would serve to consolidate and reorganize services currently provided by EPRFPD, including structural fire response, emergency medical response and rescue services, into an existing regional fire district, BPPFD. This annexation will enhance services and response to the communities served by EPRFPD and BPPFD and will provide consistency in levels of service throughout the entirety of the BPPFD boundaries. The consistent and reliable funding sources of BPPFD to support services throughout the annexed territory will be carried forward to EPRFPD, including,

- a) The Plumas County transfer approval of existing EPRFPD tax sharing increments to BPPFD.
- b) Application of the approved BPPFD Special Tax ballot measure dated November 7, 2023, across all parcels within the service territory of EPRFPD.
- c) CalFire and USFS large incident support response revenue.
- d) Fundraising efforts.
- e) Miscellaneous service fees enacted by the board of directors of BPPFD.

Since June 2023, BPPFD has provided fire and emergency medical services to EPRFPD and has become familiar with its territories, customers and nuisances, all without compensation to BPPFD. Without the ability for EPRFPD to re-establish their operations, this annexation provides a path forward for EPRFPD, and establishes a revenue source for services already being provided by BPPFD.

BPPFD will endeavor to adhere to the National Fire Protection Association (NFPA) performance standard for volunteer and other combined fire departments, (NFPA 1720). This standard, among other guidelines, identifies target response time performance for structure fires.

With adequate services already being provided by BPPFD to EPRFPD, these services are planned to continue through the annexation process.

The annexation will result in the dissolution of the EPRFPD. All assets of EPRFPD will be transferred to the BPPFD as the successor agency. The BPPFD is governed by a five-member board of directors with staggering terms in office and elected by the registered voters residing within the boundaries of the entirety of the district.

*“Dissolution” means the disincorporation, extinguishment, or termination of the existence of a district and the cessation of all its corporate powers, except as the commission may otherwise provide pursuant to Section 56886 or for the purpose of winding up the affairs of the district (Government Code section 56035).*

## **Current Challenges**

### **Lack of Business to Conduct:**

EPRFPD has been non-operational since June 21, 2023, and in contrast to what was initially stated, the district has not developed a path forward to reopen and support emergency response service and there are no future plans to re-open the district for business. In the extended non-operational status of EPRFPD, the district continues to collect revenue in the form of taxes, assessments and contract services when EPRFPD structure fire and emergency response services have ceased.

### **Board Vacancies:**

EPRFPD has struggled to maintain a full seated board of directors. In 2023, the district was unable to obtain a quorum due to lack of board members and subsequently was unable to conduct business for a period of five months.

### **No Fire Personnel:**

EPRFPD ceased operations on June 21, 2023, due to lack of a fire chief and no firefighters. Efforts to recruit and fill these positions have been unsuccessful.

### **Inconsistent Funding:**

As detailed in the Plumas LAFCo Eastern Plumas Fire Municipal Service Review dated October 17, 2022, EPRFPD has struggled with and at times, has not had sufficient revenue to support operations. With the loss of two contracts with neighboring agencies, City of Portola and Gold Mountain CSD, the department’s ability to provide services and maintain facilities and equipment has greatly diminished. Long term, annexation to BPFDP will allow for savings through elimination of redundancy, staffing costs, efficiency gains and greater purchasing power.

### **Irregular Boundaries:**

Most of the service area of EPRFPD sits squarely in the center of BPFDP. EPRFPD present bounds encompass approximately eight square miles. The boundary area consists of two non-contiguous parts. The larger part surrounds the City of Portola and stretches from Willow Creek in the west to Grizzly Ranch in the east. The smaller of the two areas is located by Lake Davis.

With the portion of EPRFPD boundary surrounded by the City of Portola, which now is served by BPFDP, confusion exists with sheriff 911 dispatch and with all emergency responders in eastern Plumas County.

### **Strain on Neighboring Fire Agencies to Cover Without Compensation:**

Fire districts were formed to provide structure fire and all risk services within a specific jurisdictional boundary where services are supported by revenue from a combination of taxes, fees, and fundraising. When a fire district is unable to provide these services, it places tremendous pressure on neighboring agencies to ensure emergencies are being handled. In the case of EPRFPD, the district’s board of directors determined in June of 2023, that the district did not have a Chief or any firefighters to provide emergency services and voted to stand down their operations for six months while the

district re-built their service capabilities. Without compensation, Beckwourth Fire Protection District and Graeagle Fire Protection District stepped up temporarily and have provided emergency response service to EPRFPD callouts. The now extended non-operational status of EPRFPD has placed a tremendous financial and staffing burden on both agencies as EPRFPD has failed to negotiate in good faith for paid service contracts with the two agencies providing coverage.

### **Population and Growth**

Ninety-eight percent of the existing land uses within the EPRFPD’s boundary area are agricultural and undeveloped properties, with some forest zones. Residential, commercial and industrial uses are mostly concentrated around the City of Portola. There are some residential and recreational areas in the Lake Davis portion of the District. EPRFPD boundaries encompass a total of eight square miles. EPRFPD’s boundary area included 5,284 acres, 1,486 residential unit equivalents, 827 structures, and 1,443 lots.

Based on average household size throughout the County of 2.21 people during the period of 2016-2020, the estimated population within EPRFPD’s boundaries is 3,284.

The estimated combined population within the BPFDP and EPRFPD is approximately 7,099 based on Plumas LAFCo Eastern Plumas Fire MSR dated Sept. 17, 2022.

The area has observed slow residential growth in last the ten years.

It should also be noted that there is a significant seasonal variation in population, particularly as it relates to tourists and resort facilities within the area.

<b>Affected Agency</b>	<b>Population</b>
Beckwourth Peak FPD	3,815
Eastern Plumas Rural FPD	3,284
<b>Total Proposed Population Served</b>	<b>7,099</b>

Source: Plumas LAFCo Eastern Plumas Fire MSR 9/2022

### **Sphere of Influence**

During the Eastern Plumas Fire study conducted over the period of 2019-2023, and in anticipation of the formation of a newly formed regional fire district in Eastern Plumas County, Plumas LAFCo set the Sphere of Influence for EPRFPD to Zero. The Sphere of Influence for the BPFDP is approved to be 'coterminous' with the boundaries of the newly formed district. The BPFDP Sphere of Influence will require an amendment to include the territory within EPRFPD prior to the annexation for consistency.

### **Facilities and Capacities**

EPRFPD operates three fire stations – one in Delleker, the second in the Lake Davis area, and the third in the Iron Horse community. The District owns all three stations.

The October 17, 2022, Eastern Plumas Fire Municipal Services Review detailed the condition of the three fire stations as provided by Eastern Plumas Rural FPD –

The Delleker (#1) and Lake Davis (#2) stations were reported to be in fair condition, and the Iron Horse (Station #3) station was described to be in poor condition, as it is only adequate for housing vehicles and equipment and inadequate for personnel due to lack of water source. The Lake Davis station water reserves are represented by a 4,000-gallon water tank.

## Infrastructure Needs

All three EPRFPD facilities require work and need to be updated. A storage container was added to the Delleker Station in 2021 to address storage capacity needs. The three stations require the installation of showers.

Station	Year Built	Condition
Delleker #1	1991	Fair *No showers
Lake Davis #2	1998	Fair *Failed exhaust system, no showers
Iron Horse #3	2002	Poor *No water or showers

Facility condition definitions: Excellent-relatively new (less than 10 years old) and requires minimal maintenance. Good-provides reliable operation in accordance with design parameters and requires only routine maintenance. Fair- operating at or near design levels; however, non-routine renovation, upgrading and repairs are needed to ensure continued reliable operation. Poor- cannot be operated within design parameters; major renovations are required to restore the facility and ensure reliable operation.

### Facility Improvements/Upgrades/Contingencies:

Delleker Station #1 - Although the Delleker station is owned by EPRFPD, a recorded easement with conditions exists for access by a driveway to the back of the Delleker station to allow for fire vehicle and engine drive through to the equipment bays. The easement held by Grizzly Lake Community Services District (formerly known as the Grizzly Lake Resort Improvement District), is subject to evaluation and negotiation of continuance upon the dissolution of EPRFPD. The Delleker station is the most viable of the three EPRFPD facilities, however, it does require improvements to bring the facility to code.

Lake Davis Station #2 – This facility and parcel on which it is constructed is wholly owned by EPRFPD. The heat venting system at this facility is non-operable and requires repair prior to opening for operations. An outdoor 4,000-gallon water tank has been installed to provide a water source. There are no showers in this facility. Extensive upgrades would be required to bring this facility to code and as an operational station.

Iron Horse Station #3 – This station sits on an easement held by the Iron Horse Community and is subject to re-negotiation when EPRFPD vacates. The facility is a smaller non-insulated steel building that can house two small vehicles. Room for meetings or administrative facilities does not exist within the footprint of the building. The facility does not have a water source. Heat is provided by propane.



**Delleker Station #1**



**Lake Davis Station #2**



**Iron Horse Station #3**

**Exhibit C: Eastern Plumas Rural Fire Protection District  
Schedule of Asset Transfer**



## Schedule of Asset Transfer

Upon completion and certification of annexation, EPRFPD shall be dissolved, and BPPFD named the successor agency, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of EPRFPD.

### Real Property

Facility	Address	APN and Acreage
Delleker	141 Delleker Dr. Portola, CA 96122	125-382-06 125-382-07 125-382-08 Easement
Lake Davis	6796 Lake Davis Rd., Portola, CA 96122	Portion of 025-240-86
Iron Horse	5585 Semaphore Rd., Portola, CA 96122	126-043-13 LOT #42 *Land to revert back to Iron Horse. BPPFD to renegotiate usage

### Personal Property

Apparatus ID	Year and Manufacturer	Details
9851	2000 Ford VIN#95694	Rescue 9851 recommended for disposal
9821	1997 Spartan VIN#21823	Structure Engine - Pumper
9823	1991 Pierce VIN#00582	Structure Engine #2 9823 – Pump failure. Possible filter missing causing mud and debris to be sucked into pump
9832	1979 INTL VIN#11313	Lake Davis Water Tender
9873	1996 INTL VIN#76433	Wildland Type 3
9876	2004 Ford VIN#34842	Type 6
9878	2003 Ford VIN #76380	Wildland Type 6 – 9878 inspect for tank water damage
TRAILER	1980 ID#V96416	Semi-Trailer parked behind Delleker Station
	MAKO BAM06H-E1	Breathing Air Compressor
	Circul-Air	Electric Fire Hose Dryer
	Husky-Pro Compressor	Located in Delleker Bay
	Multiple Compressors	Located in Delleker Bay
	Chainsaws	Located in Delleker Bay
		All remaining Fire Department sundry supplies, clothing, safety gear, and equipment

### CALFIRE Apparatus Loan Program

Apparatus ID	Year and Manufacturer	Details
9857	2008 Chevy VIN#58240	Pickup Truck
9871	1994 Ford VIN#43420	9871 - Wildland Type 3 – old manual transmission model
9872	2004 INTL VIN#20361	9872 – Wildland Type 3
		Pumps on 9878 and 9876 are government excess property. Cannot be sold
		Slide in unit at “C” Road community station

## **Exhibit D: Eastern Plumas Rural Fire Protection District – Four Grant Deeds**

- 1) Delleker Station #1 - Grant Deed for Station Parcel
- 2) Delleker Station #1 - Grant Deed for Easement
- 3) Lake Davis Station #2 - Grant Deed
- 4) Iron Horse Station #2 – Grant Deed Easement

**Delleker Station #1 –**

- Grant Deed for Station Parcel
- Grant Deed Easement from Grizzly Lake Community Services District for access from alternate ingress/egress to the back of the station

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RECORDING REQUESTED BY EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

MAIL TAX STATEMENT TO P.O. BOX 1434 FORTOLA, CA 96122 WHEN RECORDED MAIL TO

RECORDED AT REQUEST OF Government Agency AUGUST 20, 1990 AT 35 MIN PAST 10 VOL 329 PAGE 1 OFFICIAL RECORDS PLUMAS CO., CA RECORDS JUDITH WELLS, RECORDER FEE No Fee

Plumas County Address: EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT P.O. BOX 1434 FORTOLA, CA 96122

SPACE ABOVE RECORDER'S USE ONLY GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) decedent(s) Documentary transfer tax is \$ 8 [X] Computed on full value of property conveyed, or [ ] Computed on full value less value of liens and encumbrances remaining at time of sale [ ] Unincorporated area [ ] City of Tax Parcel No.

Grizzly Lake Resort Improvement District

FOR A VALUABLE CONSIDERATION, GRIZZLY LAKE RESORT IMPROVEMENT DISTRICT

HEREBY GRANT TO EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

the real property in the County of PLUMAS State of California, described as: A PORTION OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 13 EAST N.E.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT 2 OF THAT CERTAIN MAP RECORDED IN BOOK 6 OF RECORD SURVEYS AT PAGE 112, PLUMAS COUNTY RECORDS APN 125-392-06

X Dated AUGUST 15, 1990

Signature of Eugene Allas, Chairman of Grizzly Lake Resort Improvement District

(Individual Acknowledgment)

STATE OF CALIFORNIA

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property owned by the deed or grant dated AUGUST 15, 1990 from the Grizzly Lake Resort Improvement District, a Resort Improvement District, to the Eastern Plumas Rural Fire Protection District, a Fire Protection District, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors of the Eastern Plumas Rural Fire Protection District, pursuant to authority conferred by resolution of the said Board of Directors adopted on AUGUST 6, 1990, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: AUGUST 15, 1990

EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

Leonard Ross

CHICAGO TITLE INSURANCE COMPANY  
INDIVIDUAL

STATE OF CALIFORNIA }  
COUNTY OF PLUMAS } SS.  
On this 15TH day of AUGUST, in the year 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEONARD ROSS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that He executed the same.

Signature Mary L. Welch  
MARY L. WELCH  
Name (Typed or Printed)  
Notary Public in and for said County and State



RECORDING REQUESTED BY:  
**CAL-SIERRA TITLE COMPANY**

WHEN RECORDED MAIL TO:

**EASTERN RURAL PLUMAS FIRE DISTRICT  
 151 DELLEKER ROAD  
 PORTOLA, CA 96122**

Doc No: **2002-02679** Page 1 of 4  
 PLUMAS, COUNTY OF  
 Recording Date: 03/20/2002 Time: 04:18 PM  
 Plumas County, California  
 Judith Wells, Recorder  
 Fee: \$0.00

ESCROW NO. ACCOM

**EASEMENT**

**GRANT DEED**

The undersigned grantor(s) declare(s):

A.P.N.: 125-382-008

County transfer tax is \$ 0.00

(  ) computed on full value of property conveyed, or  
 (  ) computed on full value less value of liens and encumbrances remaining at time of sale.

(  ) Unincorporated area: (  ) City of \_\_\_\_\_, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**GRIZZLY LAKE RESORT IMPROVEMENT DISTRICT**

hereby GRANTS to **EASTERN PLUMAS RURAL FIRE DISTRICT**

the following described real property in the County of **PLUMAS**, State of California:  
**SEE EXHIBIT ENTITLED "EASEMENT DESCRIPTION" ATTACHED HERETO**

**THIS GRANT SHALL REMAIN VALID ONLY FOR SO LONG AS SAID FIRE DISTRICT, OR A SUCCESSOR FIRE DISTRICT OR DEPARTMENT CONTINUES TO OWN, AND OCCUPY, THE ADJOINING PROPERTY TO THIS EASEMENT.**

DATE: **March 20, 2002**

STATE OF CALIFORNIA                 )  
   ) ss.  
 COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me \_\_\_\_\_  
 personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) at the entry upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**GRIZZLY LAKE RESORT  
 IMPROVEMENT DISTRICT**

*Ellis S. Twitchell*  
 BY: **ELLIS S. TWITCHELL**  
 TITLE: **VICE CHAIRMAN**

BY: \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

(This area for official notarial seal)

### EASEMENT DESCRIPTION

An easement for Driveway purposes and Fire Training purposes, being a portion of Lot 3, as shown on that certain Record of Survey for Grizzly Lake Resort Improvement District, recorded in Book 6 of Record of Surveys at page 112, Plumas County records, located in Section 34, T. 23 N., R. 13 E., M.D.M., Plumas County, California, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 3; thence along the boundary of said Lot 3, N54°19'00"E, 53.67 feet; thence along said boundary, N25°22'23"E, 64.25 feet; thence S66°44'33"W, 48.48 feet; thence S51°05'27"W, 64.84 feet to the boundary of said Lot 3; thence along a non tangent curve to the right, having a back tangent of S42°16'27"E, a radius of 330.00 feet, through a central angle of 06°35'27", an arc length of 37.96 feet to the Point of Beginning; containing 0.08 acres, more or less.



**Lake Davis Station #2 – Grant Deed**



RECORDING REQUESTED BY

CHICAGO TITLE INSURANCE  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE  
SHOWN BELOW, MAIL TAX STATEMENT TO

Name EASTERN PLUMAS RURAL FIRE  
Street Address PROTECTION DISTRICT  
City & State C/O JIM JENNINGS  
P.O. BOX 1537  
Zip PORTOLA, CA 96122

Title Order No. \_\_\_\_\_ Escrow No. 17843-DB

BOOK 757 PAGE 465

RECORDED AT REQUEST OF  
CHICAGO TITLE

at 20 min. past 10A.M.

8730 OCT 30 1998

PLUMAS COUNTY, CALIFORNIA  
JUDITH WELLS

Fee \$ 13 Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 358 Legal (2-94)

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0-

unincorporated area  City of \_\_\_\_\_

Parcel No. PORTION OF 025-240-86

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JAMES L. HOLCOMB and JULIA R. HOLCOMB, HUSBAND AND WIFE

hereby GRANT(S) to  
EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

the following described real property in the UNINCORPORATED AREA  
county of PLUMAS, state of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated SEPTEMBER 21, 1998

STATE OF CALIFORNIA  
COUNTY OF PLUMAS } S.S.

On SEPTEMBER 22, 1998 before me,

DONNA BELL

a Notary Public in and for said County and State, personally appeared  
\*\*JAMES L. HOLCOMB AND JULIA R. HOLCOMB\*\*

personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument (the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

*Donna Bell*

*James L. Holcomb*  
JAMES L. HOLCOMB  
*Julia R. Holcomb*  
JULIA R. HOLCOMB



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT "A"

BOOK 757 PAGE 466

17843-DB

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 1, AS SHOWN ON THE MAP OF LAKEVIEW SUBDIVISION, FILED IN THE OFFICE OF THE RECORDER OF SAID PLUMAS COUNTY IN BOOK 7 OF MAPS AT PAGE 59, AND BEING A PORTION OF SECTION 11, T.23N., R.23E., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE CENTERLINE OF PINEHAVEN LANE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG THE ARC OF A 967.23 FOOT RADIUS CURVE TO THE RIGHT, WHOSE TANGENT AT THIS POINT BEARS N81°03'46"E, THROUGH A CENTRAL ANGLE OF 01°47'41", AN ARC DISTANCE OF 30.30 FEET TO THE EASTERLY LINE OF SAID PINEHAVEN LANE, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG THE ARC OF SAID 967.23 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°32'00", AN ARC LENGTH OF 110.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE N 89°23'27" E, 90.02 FEET; THENCE S 00°01'39" E, 100.01 FEET; THENCE S89°23'27"W, 200.01 FEET TO THE EASTERLY LINE OF SAID PINEHAVEN LANE; THENCE ALONG SAID EASTERLY LINE, N 00°01'39"W, 93.73 FEET TO THE POINT OF BEGINNING.

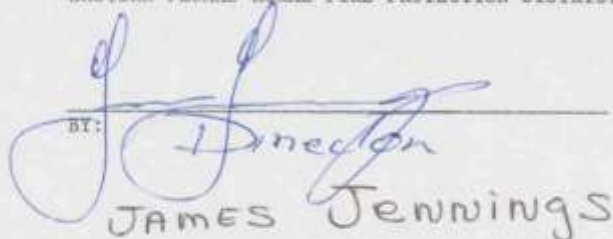
(End of document Chicago Title)

BOOK 757 PAGE 467

EXHIBIT "B"

THIS IS TO CERTIFY THAT THE INTEREST IN THE REAL PROPERTY CONVEYED BY THE GRANT DEED DATED SEPTEMBER 21, 1998 FROM JAMES L. HOLCOMB AND JULIA R. HOLCOMB TO EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, TO WHICH THIS CERTIFICATE IS ATTACHED, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF.

EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

BY:   
JAMES JENNINGS


SPECIAL USE PERMIT

PERMITTEE: Eastern Plumas Rural Fire Protection District  
OWNER: Eastern Plumas Rural Fire Protection District  
DATE APPROVED: December 2, 1998  
USE PERMITTED: Establishment of Public Service Facility (fire station)  
ASSESSOR'S PARCEL NUMBER: 025-240-92  
LOCATION: 6796 Lake Davis Road, Portola

Permittee is hereby granted a Special Use Permit under the provisions of Plumas County Code Section 9-2.601 *et seq.* with the following conditions:

1. The encroachment onto Lake Davis Road shall be constructed to facilitate snow removal in a manner which satisfies the Road Department.
2. A septic system shall be installed to the satisfaction of the Department of Environmental Health.
3. Parking shall be installed in accordance with Plumas County Code Section 9-2.414.
4. The necessary building and grading permits shall be obtained within eighteen months of the issuance of the Special Use Permit.
5. The Special Use Permit is to be signed and returned within forty (40) days of the date of approval or the permit will be voided.

Date 1-15-99

  
John S. McMorrow  
Zoning Administrator

I, the undersigned, understand and accept this Special Use Permit and the conditions stated above and agree to comply with them. I further understand that failure to comply with any of the conditions may result in revocation procedures of the Permit being started by the Planning Director.

Date 1-11-99

  
Lawrence McBride, Board Chairman (Permittee)

This Special Use Permit shall not be considered to be granted until it is signed by the permittee and owner, if applicable, and the Zoning Administrator, and a copy is filed in the Planning Department.

Original

RECORDING REQUESTED BY:  
CAL-SIERRA TITLE COMPANY

Doc No: 2000-09669 Page 1 of 2  
CAL-SIERRA TITLE CO.  
Recording Date: 12/15/2000 Time: 10:44 AM  
Plumas County, California  
Judith Wells, Recorder  
Fee: \$10.00

WHEN RECORDED MAIL TO:

EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT  
151 DELLEKER ROAD  
PORTOLA, CA. 96122

ESCROW NO. 00032682

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF COMPLETION

NOTICE IS HERBY GIVEN THAT:

- The undersigned is owner or agent of the owner of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the owner is EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT
- The FULL ADDRESS of the owner is 151 DELLEKER ROAD, PORTOLA, CA. 96122
- The NATURE OF THE INTEREST OR ESTATE of the undersigned is: In fee
- The FULL NAMES and FULL ADDRESSES OF ALL PERSONS, if any, who hold such interest or estate with the undersigned as joint tenants or tenants in common, are:

NAMES	ADDRESSES
<u>NONE</u>	

- The names of the PREDECESSORS in interest of the undersigned, if the property was transferred subsequent to the commencement of work of improvement herein referred to are: (If no transfer made, insert "none".)

NAMES	ADDRESSES
<u>NONE</u>	

- A work of improvement on the property hereinafter described was COMPLETED on NOVEMBER 03, 2000

- The work of improvement completed is described as follows:  
CONSTRUCTION METAL FIRE HALL

- The name of the original CONTRACTOR, if any, for such work of improvement was: (If no contractor for work of improvement as a whole, insert "none".)

OWNER/BUILDER

- The property on which said work of improvement was completed is in the City of PORTOLA  
County of PLUMAS, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

- The street address of said property is: (If no street address has been assigned, insert "none".)

6796 DAVIS LAKE ROAD, PORTOLA, CA 96122

Date: DECEMBER 04, 2000

Signature of Owner or Agent of Owner Donald Bliss Chairman EPRFPD  
(Signature of Owner named in Paragraph 2)

Verification for INDIVIDUAL owner

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

EPRFPD, Delleker Fire house  
Date and Place

Donald Bliss Chairman EPRFPD  
(Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned declare under penalty of perjury under the laws of the State of California that I am the \_\_\_\_\_ of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

\_\_\_\_\_  
Date and Place

\_\_\_\_\_  
(Signature of person signing on behalf of owner)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 00032682

BEING A PORTION OF LOT 1, AS SHOWN ON THE MAP OF LAKEVIEW SUBDIVISION, FILED IN THE OFFICE OF THE RECORDER OF SAID PLUMAS COUNTY IN BOOK 7 OF MAPS AT PAGE 69, AND BEING A PORTION OF SECTION 11, T.23N., R.23E., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE CENTERLINE OF PINEHAVEN LANE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG THE ARC OF A 967.23 FOOT RADIUS CURVE TO THE RIGHT, WHOSE TANGENT AT THIS POINT BEARS N81°03'46"E, THROUGH A CENTRAL ANGLE OF 01°47'41", AN ARC DISTANCE OF 30.30 FEET TO THE EASTERLY LINE OF SAID PINEHAVEN LANE, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG THE ARC OF SAID 967.23 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°32'00", AN ARC LENGTH OF 110.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE N89°23'27"E, 90.02 FEET; THENCE S00°01'39"E, 100.01 FEET; THENCE S89°23'27"W, 200.01 FEET TO THE EASTERLY LINE OF SAID PINEHAVEN LANE; THENCE ALONG SAID EASTERLY LINE, N00°01'39"W, 93.73 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY:  
CAL-SIERRA TITLE COMPANY

WHEN RECORDED MAIL TO:

EASTERN PLUMAS RURAL FIRE PROTECTION DIST.  
P.O. BOX 178  
PORTOLA, CA 96122

Doc No: 2002-00440 Page 1 of 3  
PLUMAS, COUNTY OF  
Recording Date: 01/11/2002 Time: 04:06 PM  
Plumas County, California  
Judith Wells, Recorder  
Fee: \$0.00

ESCROW NO. 00032512

### GRANT DEED

The undersigned grantor(s) declare(s):

A.P.N.:

County transfer tax is \$ 0.00

( ) computed on full value of property conveyed, or

(  ) computed on full value less value of liens and encumbrances remaining at time of sale.

(  ) Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JAMES L. HOLCOMB, TRUSTEE OF THE HOLCOMB FAMILY TRUST DATED  
MARCH 20, 1990, AMENDED AND RESTATED JULY 6, 2000**

hereby GRANTS to **EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, A  
POLITICAL SUBDIVISION OF THE COUNTY OF PLUMAS**

the following described real property in the County of **PLUMAS**, State of California:  
**SEE ATTACHED EXHIBIT "A"**

DATE: December 10, 2001

*James L. Holcomb, Trustee*  
JAMES L. HOLCOMB

STATE OF CALIFORNIA )  
COUNTY OF Plumas ) ss.

On 12-10-01, before me M. Eschenbaum  
personally appeared James L. Holcomb.



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature M. Eschenbaum

MAIL TAX STATEMENTS AS DIRECTED ABOVE

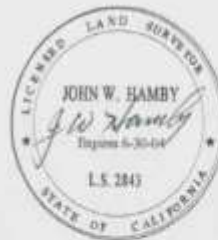
(This area for official notarial seal)

EXHIBIT "A"

All that certain real property situate the County of Plumas, State of California, described as follows:

Being a portion of Section 11, T.23 N.R.13 E., M.D.M., and more particularly described as follows:

Beginning at the Northwest corner of the "FIRE DISTRICT PARCEL" as shown on the Map filed in the Office of the Recorder of said Plumas County in Book 11 Record of Surveys at page 49; thence along the West line of said Parcel, S00°01'39" E, 93.73 feet to the Southwest corner of said Parcel; thence S 89°23'27"W, 30.00 feet to a point on the centerline of Pinehaven Lane; thence along said centerline, N00°01'39"W, 89.92 feet to a point on the South line of Lake Davis Road; thence along said South line, along the arc of a 967.23 foot radius curve to the right, whose tangent at this point bears N81°03'45"E, through a central angel of 01°47'41". An arc distance of 30.30 feet to the point of beginning.





**Eastern Plumas Rural Fire Protection District**

~~P.O. Box 178~~  
~~Portola, CA 96122~~

**ACCEPTANCE**

THIS IS TO CERTIFY THAT THE INTEREST IN THE REAL PROPERTY CONVEYED BY THE GRAND DEED DATED DECEMBER 10, 2001 FROM JAMES L. HOLCOMB, TRUSTEE OF THE HOLCOMB FAMILY TRUST TO EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, TO WHICH THIS CERTIFICATE IS ATTACHED, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF.

EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT

BY: *James G. Bishop*  
JAMES G. BISHOP, DIRECTOR

STATE OF California  
COUNTY OF Plumas

On 1-10-02 before me, Cynthia L. Stockton, Personally appeared James G. Bishop, Director personally known to me -OR- X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and Official Seal.

*Cynthia L. Stockton*



**Iron Horse Station #3 –  
Grant Deed Easement from Iron Horse Ranch Homeowners Association**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Eastern Plumas Rural Fire Protection District  
151 Delleker Road  
Portola, Ca. 96122

Doc No: **2002-02677** Page 1 of 4  
PLUMAS, COUNTY OF  
Recording Date: 03/20/2002 Time: 04:16 PM

Plumas County, California  
Judith Wells, Recorder  
Fee: \$0.00

MAIL TAX STATEMENTS TO:

same as above

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax: None

\_\_\_\_\_  
[signature of declarant determining tax]


### GRANT DEED

For no consideration, IRON HORSE RANCH HOMEOWNERS ASSOCIATION, a California non-profit corporation, grants, transfers, and conveys to EASTERN PLUMAS RURAL FIRE PROTECTION DISTRICT, a special district of the State of California, all of that certain real property located in the unincorporated area of the County of Plumas, State of California, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED  
HEREIN FOR DESCRIPTION AND CONDITIONS OF TRANSFER.

APN: 126-043-13

Executed as of 03-20-02 2002.

  
Iron Horse Ranch Homeowners Association  
By: **STEVEN H. SILER**  
**PRESIDENT**

**Exhibit E, – Financial Plan and Proposed Beckwourth Peak Fire  
Protection District Budget Post Annexation  
1 July 2024 – 30 June 2025**

## **Financial Plan**

As a newly formed district, BPFDP has not yet established a projected financial run rate. The Annexation of EPRFPD will be effective January 1, 2025. Using the preliminary 2024/25 BPFDP budget, estimates were made to include EPRFPD for the period of 1 January 2025 through June 30, 2025. Initial estimates indicate the two EPRFPD sources of revenue will be sufficient to provide services to the district while conserving funds for needed station repair and vehicle upgrades. Since BPFDP is currently covering 98% of all calls within the EPRFPD boundaries, it is not anticipated that additional staffing or wage expenses will be initially necessary.

There are no plans in place to finance services. It is anticipated that all services post annexation will be administered through identified revenue sources.

Upon Annexation, BPFDP will acquire a one-time cash transfer of approximately \$100,000 from EPRFPD.

## **Plumas County Tax Exchange Agreement**

To support operations necessary to provide services throughout the current EPRFPD service boundaries, an approved Tax Exchange Agreement with the County of Plumas will be necessary. BPFDP will work with the county to receive a portion of property taxes that are already being collected. If negotiations are successful, the property tax exchange agreement would be approved by the County Board of Supervisors and could initially generate approximately \$55,000.00 per year. This would increase each year thereafter based on the growth in property value. This tax exchange agreement represents a transfer of monies currently paid by the County to the existing agency. Therefore, there will be no loss of revenue by the County and no additional cost to property owners.

## **2023 Beckwourth Peak Fire Protection District Special Tax**

Owners of developed and undeveloped parcels within the boundaries of EPRFPD will be assessed the 2023 BPFDP voter approved annual Special Tax at the parcel level as is currently administered by BPFDP. The application of the BPFDP Special Tax across all parcels within the territory of EPRFPD is expected to generate \$112,000.00 in revenue for BPFDP. The application of this tax is not subject to a ballot measure for voters within the EPRFPD.

The first Plumas County filing of the Special Tax for EPRFPD property owners requesting the County to collect the tax will occur on August 10, 2025. EPRFPD property owners will see the first billing on their November 2025 property tax bill.

**BPFPD Proposed Budget Post Annexation – 1 July 2024 – 30 June 2025**

BECKWOURTH PEAK FIRE PROTECTION DISTRICT - PROPOSED BUDGET

EXPENSES			Denotes Estimate*		REVENUE	
<b>Operating Expenses</b>					BPPFD Cash on Hand	\$743,728
Personnel					BPPFD Secured Property Tax	\$405,000*
	Wages	\$281,870			EPRFPD - Secured Property Tax	\$55,000*
	Compensation	\$25,744			EPRFPD - Cash on Hand	\$100,000*
	Other	\$14,900			BPPFD Special Assessment	\$10,000
<b>Operating Expense Total</b>			<b>\$322,514</b>		<b>BPPFD USFS Grizzly Station Rent</b>	<b>\$6,200</b>
					<b>Revenue Total</b>	<b>\$1,319,928</b>
<b>Services and Supplies</b>						
	Legal	\$45,000				
	Tools/Equip.	\$5,000				
	Snow Removal	\$12,000				
	Misc.					
	Professional Services	\$45,000			TOTAL REVENUE FOR PERIOD	\$1,319,928
	Audit Services				TOTAL EXPENSES FOR PERIOD	\$739,564
	IT Services				<b>BALANCE</b>	<b>\$580,364</b>
	Insurance	\$130,000				
	Liability					
	Property					
	Vehicle					
	Fire Prevention	\$2,000				
	Communication Svcs.	\$15,000				
	Office Exp.	\$7,000				
	Medical Supplies	\$6,000				
	Meeting/Meals	\$3,000				
	Household Expenses	\$2,500				
	Memberships/Pubs.	\$2,850				
<b>Services and Supplies Total</b>			<b>\$275,350</b>			
<b>Administration</b>						
	Debt Service/Lease Purchase	\$1,200				
	Reconciliation					
	Tax Administration	\$5,000				
	Property Tax	\$3,000				
	Utilities					
	Electric					
	Water					
	Propane					
	Utilities Total	\$48,500				
<b>Administration Total</b>			<b>\$57,700</b>			
<b>Building/Equipment</b>						
Maintenance						
	Buildings	\$12,000				
	Equipment	\$10,500				
	Grounds	\$7,500				
Vehicles						
	Maintenance	\$22,000				
	Fuel	\$32,000				
	Upgrades					
<b>Building/Equipment Total</b>			<b>\$84,000</b>			
<b>Total Expenses</b>			<b>\$739,564</b>			

**Exhibit F, 2023 Beckwourth Peak Fire Protection District Special Tax**



## SPECIAL TAX

The annual special tax is based on land use types provided by the Assessor's Office. The following table shows the division of land use types along with base rates and maximum rates. Although these taxes are collected by the County, they do not go to the state like property taxes; they will be deposited in a fund for the sole use of the BPPFD. (Nominal processing and administration fees are charged by the County).

Then following shows the listing of Assessor's Use Codes and the applicable Rate ID that has been established and that will be used as a guide for preparing the BPPFD direct charge levies to the Plumas County Auditor-Controller for inclusion on the current year tax roll.

Use Type	Tax Rate ID	Base Rate	% of A	SF Included	Acre Incl	Units Incl	\$ add per sqft	\$ add AC	\$ Add Unit	Max Rate
Residential Improved	A	\$110.00		1800			\$0.02			\$200.00
Unimproved Land	B	\$55.00	50%		2			\$1.00		\$75.00
Ag & Timber Multi	C	\$55.00	50%		80			\$0.05		\$75.00
Residential Improved	D	\$82.50	75%			1			\$82.50	\$3,500.00
Commercial Improved	E	\$165.00	150%	2700			\$0.06			\$1,500.00
Industrial Improved	F	\$192.50	175%	3150			\$0.07			\$1,500.00
Religious	G	\$137.50	125%	2250			\$0.05			\$250.00
Recreational Non-Taxable/Exempt	H	\$220.00	200%	2700			\$0.08			\$3,500.00
	X	\$0								

## **SPECIAL TAX – ASSESSORS USE TAX CODES**

**A. Residential Improved** – All residential single-family homes and ancillary residential uses will be allocated a base rate of \$110.00 for structures 1,800 square feet or less, with additional \$0.02 cents per square foot charged thereafter, with a maximum not to exceed \$200.00 per parcel.

**B. Unimproved Land** – All vacant/unimproved land will be allocated a base rate of \$55.00 for the first 2 acres, with \$1.00 charged for each acre thereafter, with a maximum not to exceed \$75.00 per parcel.

**C. Ag & Timber** – All agriculture and timber land will be allocated a base rate of \$55.00 for the first 80 acres, with \$0.05 cents charged for each acre thereafter, with a maximum not to exceed \$75.00 per parcel.

**D. Multi Residential Improved** – All multi-family, mobile home, manufactured homes, duplexes, condos, and ancillary residential uses will be allocated a base rate of \$82.50 per unit, with each additional unit charged \$82.50 thereafter, with a maximum not to exceed \$3,500.00 per parcel.

**E. Commercial Improved** – All commercial buildings will be allocated a base rate of \$165.00 for buildings 2,700 square feet or less, with additional \$0.06 cents per square foot charged thereafter, with a maximum not to exceed \$1,500.00 per parcel.

**F. Industrial Improved** - All industrial buildings will be allocated a base rate of \$192.50 for buildings 3,150 square feet or less, with an additional \$0.07 cents per square foot charged thereafter, with a maximum not to exceed \$1,500.00 per parcel.

**G. Religious** - All improved religious land will be allocated a base rate of \$137.50 for buildings 2,250 square feet or less, with additional \$0.05 cents per square foot charged thereafter, with a maximum not to exceed \$250.00 per parcel.

**H. Recreational** – All Recreational land will be allocated a base rate of \$220.00 for buildings 2,700 square feet or less, with additional \$0.08 cents per square foot charged thereafter, with a maximum not to exceed \$3,500.00 per parcel.

**I. Non-Taxable/Exempt** – Exempt parcels include public owned parcels (United States of America and State of California, other local governmental agencies) and non-taxable parcels as determined by various statutes including, but not limited to, Disabled Veterans, Welfare Exemptions, Cemetery Exemptions, and Low Value Exemptions, will not have the special tax imposed.

**Conclusion:**

The Beckwourth Peak FPD will build and sustain adequate community fire and rescue services for the Eastern Plumas Rural FPD area and the entire region that is equitably supported in the communities served. By annexing Eastern Plumas Rural FPD, increased funding will provide consistent levels of service throughout the communities served and will ensure consistency in fire fighter training, personal protective equipment, emergency medical and firefighting equipment, and apparatus equipment, as well as to improve response times and operational efficiencies. This will be accomplished through volunteer recruitment and retention programs and providing enhanced daytime fire station coverage during business hours.

The overall objective is to include Eastern Plumas Rural Fire Protection District residents with a cost effective, well trained, and professional volunteer fire agency for years to come through the implementation of modern and efficient programs while providing opportunities to our fire fighter volunteers.

**District Dissolution:**

The Eastern Plumas Rural Fire Protection District will be dissolved. All assets belonging to Eastern Plumas Rural FPD will be transferred to Beckwourth Peak FPD and as such, the Beckwourth Peak FPD will be the successor for the dissolved district in accordance with §57451(d) of the CKH Act. Upon dissolution, all existing special taxes and assessments administered by Eastern Plumas Rural FPD used to fund community fire protection and rescue services will terminate and the 2023 Beckwourth Peak Fire Protection District Special Tax will be levied across all parcels within the Eastern Plumas Rural Fire Protection territory.

Should Beckwourth Peak FPD be unsuccessful in negotiating a tax exchange agreement with Plumas County or, either agency otherwise fail to meet the conditions of approval for annexation, then the Eastern Plumas Rural FPD will not be dissolved. They will retain their assets and powers to provide fire and emergency response services. Additionally, any special taxes and assessments for the Eastern Plumas Fire Protection District will continue to be levied.

**Sources**

Plumas LAFCo –Eastern Plumas Fire Municipal Service Review/Adopted October 17, 2022

Beckwourth Peak Fire Protection District Formation Feasibility Study and Plan for Services/Adopted October 2022.

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