

AGENDA (Page 1 of 2)

REGULAR MEETING - BOARD OF DIRECTORS WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT

Date: Monday, January 13, 2014 at 2:00 p.m.

Fire District's Headquarters - Patterson Station
Located at 344 W. Las Palmas Ave., Patterson, CA 95363

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Statements of Conflict**
4. **Items from the Public**

Page 1 of 2

Any member of the audience desiring to address the Board regarding a matter on the agenda please raise your hand or step to the podium at the time of the item is announced by the Chairman of the Board. The public wishing to address the Board of Directors on the items that do not appear on the agenda may do so; However, Board will take no action other than referring the item to staff for study and analysis and shall place item on a future agenda.

In order that all interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of five (5) minutes unless the Chairman of the Board grants a longer period of time.

5. **Consent Calendar:**

All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and / or the Board of Directors.

- 5.1 Possible Approval of Board Meeting Minutes for the December 9, 2013 Meeting.
- 5.2 Possible Approval of Warrants for the month of December 2013 Expenses.
- 5.3 Review and Possible Approval on Request from California Transplants (Ted Woods) for reduction of the standard development fees on an additional 15 Greenhouses (Project Phase 4 of 4).
Mr. Woods is requesting reduction as last approved request of .015 cents per square foot.
- DL 5.4 Request to set Public Hearing for the Possible Adoption of the 2013 California Fire Code at the Regular Board of Directors Meeting on February 10, 2014 @2:05 p.m.

6. **Public Hearing and Scheduled Presentations:** None

7. **Staff and Committee Reports: Chief's Report:**

1. Legislation / Correspondence
 - a. H.R. 3685 - Volunteer Firefighters and the Affordable Care Act
2. Developments/Projects/Special Projects-
 - a. Diablo Grande Development
 - b. Keystone Corporation
 - i. Keystone Ranch Development
 - c. Crows Landing Station
 - d. Crows Landing Air Field
 - i. Airport Land Use Proposal- Stanislaus County
 1. Meeting, Patterson City Council Chambers - January 15, 2014 @ 9:00 am
3. Chief's Time Away
4. Operations/Training (Division Chief Breasher)
 - a. Monthly Staff Report
 - b. Training Advisory Committee (TAC)
5. Fire Prevention / Support Services (Division Chief Gregory)
 - a. Monthly Staff Report

8. Closed Session:

1. Consult with District Counsel Concerning Potential Litigation (2 matters). Pursuant to Government Code Section 54956.9 (d).

Adjournment:

West Stanislaus County Fire Protection District in complying with the Americans with Disabilities Act (ADA), requests the individuals who require specific accommodations to access, attend or participate in the Board Meetings, due to disability, to please contact the Fire Chief at (209) 895-8130 at least 72 hours in advance of the scheduled meeting to ensure that the District may assist you.

All West Stanislaus County Fire Protection District's public meetings are conducted in accessible locations. If you require American Sign Language interpreters, assistive listening devices, transportation to and from the meeting site or other accommodations to participate in the meeting, these may be requested by call (209) 895-8130 no later than 72 hours in advance of the scheduled meeting time copies of documents used in this meeting are available in accessible formats upon written request.

Certification

I, Elizabeth Lawwill, Clerk to the Board for the West Stanislaus Fire Protection District, do hereby declare that the foregoing agenda for December 10, 2013, meeting of the Board of Directors of the West Stanislaus County Fire Protection District was posted on the door outside the District Headquarters on Friday, December 10, 2013 at 1:30 p.m. In compliance with Government Code Section 54947.5 any non-exempt writing or documents provided to a majority of the Board of Directors regarding any item on this agenda are available during normal business hours, for public inspection in the District offices, located at 344 W. Las Palmas Ave., Patterson, CA 95363.


Elizabeth Lawwill, Clerk to the Board
West Stanislaus Co. Fire Protection District

December 10, 2013

Date

MINUTES
BOARD OF DIRECTORS
WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS REGULAR MEETING

Monday, December 9, 2013

District Headquarters @ 344 West Las Palmas Ave., Patterson, CA 95363

Directors Present: Steve Pedrazzi, Robert Kimball, Diana Haile, Manuel Vierra and Jon Maring
Directors Absent: None
Staff Present: Steve Hall, Jeff Breasher, Amy Best, Beth Lawwill
Firefighters: Dan Robinson, Brian Lopes, Virgil Myers, Rob Brooks
Guest: William Ross (Fire District's Legal Counsel)
Public:

1. **Call to Order:** Meeting was called to order at 2:00 p.m.
2. **Pledge of Allegiance:** Was done.
3. **Statement of Conflict:** None
4. **Items from the Public:** None
5. **Consent Calendar:**

5.1 **Possible Approval of Board Meeting Minutes for the November 12, 2013 Meeting.**

5.2 **Possible Approval of Warrants for the month of November 2013 Expenses.**

Director Maring made the motion to pull items 5.3 through 5.6 for further discussion and to approve items 5.1 & 5.2 on the consent calendar, as submitted. Director Vierra seconded this motion and it was passed unanimously upon the following vote:

Ayes: Steve Pedrazzi, Robert Kimball, Diana Haile, Manuel Vierra and Jon Maring

Noes: None

Absent: None

Items pulled for further discussion:

- 5.3 **Possible Approval of Surplus Westley Water Tender 3.**

Chief Hall reported that the old Westley Water Tender was ready to be surplused and he would like to set a starting price on this piece of apparatus. Division Chief Jeff Gregory pulled and printed out couples of similar water tender that are for sale on the internet, to give Board an idea of what the value would be for water tender. After some discussion the Board felt that a fair starting bid would be \$5000.00.

Director Maring made the motion to surplus Westley Water Tender #3 and set the starting bid price at \$5000.00. This motion was seconded by Director Haile and passed unanimously and passed upon the following vote;

Ayes: Steve Pedrazzi, Robert Kimball, Diana Haile, Manuel Vierra and Jon Maring

Noes: None

Absent: None

5.4

Discussion and Possible Approval of Suspending Joint Power Authority (JPA) between West Stanislaus Co. Fire Protection District and the City of Patterson:

Chief Hall addressed the Board about continuing or suspending the (JPA) Joint Power Authority Agreement process with the City of Patterson.

Board felt after the October 2013 Board Meeting with some of the Volunteer's attending and addressing the Board on how they feel JPA will affect the Volunteer Firefighter of this Fire District and the training requirements that will be required. Board was informed that the feeling throughout the Fire District, is that the requirements are leaning more towards training hours for "Career Firefighter and not the standard hours for the "Volunteer Firefighter".

Board is hopeful that the "Training Advisory Committee" will be able to help with this concern.

Director Pedrazzi made the motion to suspend the participation the (JPA) Joint Power Authority Agreement between West Stanislaus Fire District & City of Patterson at this time. The motion was seconded by Director Haile and was passed unanimously upon the following vote;

<i>Ayes:</i>	<i>Steve Pedrazzi, Robert Kimball, Diana Haile, Manuel Vierra and Jon Maring</i>
<i>Noes:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

5.5 Review and Possible Approval to Update Fee Schedule for West Stanislaus Co. Fire Protection District. (Will request to table this item till January 13, 2014)

5.6 Review and Possible Approval of WSCFPD-Financial Statements – July 1, 2013 through October 31, 2013.

The Financial statement report (July 1, 2013 through October 31, 2013) was submitted to the Board for review and possible approval by the Board.

The motion was made by Director Haile to approve the Financial Statement as submitted and can be brought back at a later date, if needed. The motion was seconded by Director Kimball and was passed unanimously upon the following vote;

<i>Ayes:</i>	<i>Steve Pedrazzi, Robert Kimball, Diana Haile, Manuel Vierra and Jon Maring</i>
<i>Noes:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

6. **Public Hearing and Scheduled Presentations:** N/A

7. **Staff and Committee Reports - Chief's Report:**

1. Stanislaus County Chief's Association / Regional Fire Authority
 - i. Agenda Recap
 - ii. Less Than Countywide Tax Overview

Chief Hall reported he attended the meeting and a report was provide to everyone on the history and how these taxes are used. In this report it also included all the departments in Stanislaus County and how often they attend the "Stanislaus County Fire Authority Meetings" (Attachment #1: Doc. included 120913 Minutes)

iii. EMS Consortium- Ambulance Provider Agreements

Stanislaus County Board of Supervisor and EMS Committee have been working on a CAD to CAD response, so that fire agencies will not be dispatched to minor medical aid calls.

A copy of "Agreement with Patterson City Fire & West Stanislaus Fire District, Subcontract to Patterson District Ambulance County of Stanislaus Rural Emergency Ambulance Agreement" was include in Board packet for the Board to review. (Attachment #2: Doc. included 120913 Minutes) Chief Breasher will be sitting the Committee that will be over-seeing this agreement.

2. Developments/Projects/Special Projects:

a. Diablo Grande Development:

Still have not had any type of contact from the builders or Diablo Grande Owner (World International).

b. West Patterson Business Park Expansion:

i. *LAFCO Approval*

The West Patterson Business Park Expansion was approve at the Stanislaus County Board of Supervisors meeting with a 5-0 vote.

d. Keystone Corporation

i. *Proposed Housing Development*

Chief Hall reported that Keystone has plans for new homes in the area of Baldwin Road & Zacharias.

f. Crows Landing Station

i. *Parcel Merger*

Chief reported that the parcel merger should be completed about the 2nd week of January 2014. Will update on the progress at the January 13, 2014 Board Meeting.

3. Operations/Training (Division Chief Breasher)

a. Monthly Staff Report:

Chief Breasher gave a brief update the recent training activity for the Fire District.

b. Training Advisory Committee (TAC)

A copy of the letter that Chief Hall submitted to Training Chief Breasher on 11/29/13 was submitted after the Board decided to establish an ad-hoc Training Advisory Committee (TAC). (Attachment #3: Doc. included 120913 Minutes)

4. Apparatus-Facilities / Support Services (Division Chief Gregory)

a. Monthly Staff Report

5. Administrative Manager's Report

a. Lease Agreement for Replacement Water Tender-3 (Westley)

6. Fire District Legal Counsel Comments – William Ross

William Ross attended this meeting to be available to the Board if there were any questions regarding the Ad-hoc Training Advisory Committee (TAC) which will define the training that is mandated, per state and Federal requirements.

While here Mr. Ross reminded all Staff and Board Members the importance of completing the 700 Conflict of Interest Forms, annually and the "Required Ethic" requirements are due for renewal every two (2) years. He will email these guidelines to Clerk of the Board and she can forward to all Board Members.

8. Other Matters: N/A

9. **Closed Session:** Board went into closed session at 2:50 p.m.
10. **Reports from Closed Session (if any):** Returned from closed session at 3:30. No reported action taken to report.
11. **Adjournment:** Meeting was adjourned at 3:30 p.m.

Respectfully Submitted,



Beth Lawwill, Clerk of the Board of Board of Directors
West Stanislaus County Fire Protection District

Stanislaus County Fire Authority
 Less Than Countywide Fire Tax
 Brief Overview

- The Less Than Countywide Fire Tax is not revenue that belongs to any fire district. It does not come out of any district budget; it is a portion of the 1% property tax that is collected throughout the County except for Turlock and Modesto. The tax is collected for a specific purpose, to provide support services to the fire agencies in the County. If the tax goes away, fire prevention, fire investigation, communications coordination, and support provided for administrative and finance services will no longer be provided to fire agencies throughout the unincorporated areas of the County.
- The County approved the Fire Authority concept to allow the fire agencies to have a voice in how those tax revenues were spent. Prior to 2005 there was no accountability for how the revenues were spent, they were deposited directly into the SCFPD general fund and services were provided without reporting requirements or performance expectations. Extensive reports were done on the level of service being provided on fire prevention and fire investigations which led to the Fire Authority voting on service provider proposals for the services.
- All fire agencies providing services in Stanislaus County are members of the Fire Authority –each of their governing bodies approved their membership by resolution, and they appointed a representative to attend the meetings and vote on issues.
- The Fire Authority membership approves an annual business plan, which includes a budget, by a role call vote every year. The business plan outlines the services to be provided and the performance expectations.
- Meetings were held the first Thursday of the month for 6 years. In June 2011, the membership voted to change to a quarterly meeting. In the beginning, evening meetings were held periodically to allow volunteer chiefs to attend. The attendance did not improve at the night meetings.
- Every quarter reports are provided to the membership both by e-mail and at the meetings outlining the services that have been provided.

Active participation in the meetings provides each agency the ability to have a voice in the allocation of the Less Than Countywide funds. The following is an attendance record for period of July 2006 through June 2013; during this period there were 63 meetings:

Burbank Paradise	14 meetings
City of Ceres	40 meetings
Cal-Fire	56 meetings
Denair Fire	45 meetings
Hughson	5 meetings
Keyes Fire	45 meetings
City of Modesto	58 meetings
Mountain View	4 meetings
City of Newman	1 meeting
Oakdale Fire District	44 meetings
Salida Fire District	61 meetings
Stanislaus Consolidated	62 meetings
Stanislaus County	59 meetings
Turlock Rural Fire	1 meetings
Westport Fire	34 meetings
West Stanislaus Fire	60 meetings
Woodland Ave	58 meetings

Less Than Countywide Fire Tax Collected

Fiscal Year Ended	Property Taxes	HOPTR	Total
June 2009	\$ 1,171,871	\$ 15,968	\$ 1,187,839
June 2010	\$ 986,349	\$ 17,989	\$ 1,004,338
June 2011	\$ 1,035,512	\$ 15,634	\$ 1,051,146
June 2012	\$ 1,012,469	\$ 15,429	\$ 1,027,898
June 2013	\$ 1,267,314	\$ 15,393	\$ 1,282,707
Average			\$ 1,110,786



STANISLAUS COUNTY COUNSEL

1010 10th Street, Suite 6400

Modesto, CA 95354

Phone: 209.525.6376

Fax: 209.525.4473

Michael H. Krausnick
County Counsel
John P. Doering
Assistant County Counsel

DEPUTIES

Wm. Dean Wright
Linda S. Macy
Vicki F. de Castro
Carrie M. Stephens
Edward R. Burroughs
Deirdre E. McGrath
Thomas E. Boze
Marc M. Hartley

October 6, 2006

Evelyn Halbert
3104 Topeka Street
Riverbank, CA 95367

**RE: REQUEST FOR INFORMATION ON THE
LESS THAN COUNTY-WIDE FIRE TAX**

Dear Ms. Halbert:

Pursuant to our conversation on October 4, 2006, I put together information for you on the Less than County-Wide Fire tax. Hopefully, the attached information will answer your questions regarding this tax. The "County Fire Service Fund" first came into existence in the late 1950's. This tax is imposed upon all areas of the County, with the exception of the Cities of Modesto and Turlock. The tax originally was established to fund the County Fire Service Department and to pay for Fire Protection Services. All incorporated areas of the County, with exception of the Cities of Modesto and Turlock are included in this special tax district.

The Less than County-Wide Fire Service District is a separate entity created by statute which has a portion of the property tax set aside to further the purpose of the district. The property tax set aside for the Less than County-Wide Fire District, as noted above, is a special tax.

The Less than County-Wide Fire Service fund has been used in the past and is currently being used, to provide all Stanislaus County Fire District Services for fire prevention, fire investigation, training and administrative support. The Less than County-Wide Fire Tax provides a revenue that supports a continuation of these certain services to the various fire protection districts within the County. The services were previously provided by the County Fire and more recently by a contract with the Stanislaus Consolidated Fire Protection District. On October 11, 2005, the Stanislaus County Fire Authority was jointly established by the County and most other public entities in the County providing fire service. The Fire Authority makes recommendations to the Board of Supervisors about how to allocate and use the Less than County-Wide Fire Tax funds to provide those fire services mentioned above. Based upon the recommendations of the Fire Authority, the County contracts with the Fire Warden's Office to provide fire prevention services, and with the City of Modesto to provide fire investigation services. Those services are provided to the areas where the Less than County-Wide Fire Tax is being collected.

Evelyn Halbert
October 6, 2006
Page 2

The "Less than County-Wide Fire Service Fund," was never part of any Fire District's revenue base or property tax base. The tax cannot be reallocated to each fire district. The tax has always been entirely separate from any specific fire district's revenue. In accordances with State law, this tax revenue which is generated from every parcel of property in Stanislaus County, except those located in the incorporated cities of Modesto and Turlock, cannot be taken from the "Less than County-Wide Fire Service District" and reallocated to individual fire protection districts. The service supported by the Less than County-Wide Fire tax is made available throughout the territory covered by the Less than County-Wide Fire District.

It should be noted that there is no direct relationship between those using the Less than County-Wide Fire Service and the amount of tax that each property owner pays. For example, a portion of everyone's individual property taxes each year goes to pay for such things as the Sheriff's Office, District Attorney's Office, the Auditor's Office and other County operations. A citizen can use various degrees of services from those individual County departments or none at all.

The Less than County-Wide Fire Service Fund dollars goes to pay for support services that are vital in varying degrees to all fire districts. These services cannot effectively be handled by each Fire District. The Less than County-Wide Fire Service Fund has always been, and will continue to be, dedicated to supporting and strengthening Fire District Services in Stanislaus County.

I have also attached a memo that Russ Richards, former County Fire Warden, sent to LAFCO on November 9, 1994. I believe you will find the memo helpful in answering the questions that you have raised on the historical basis of the Less than County-Wide Fire Tax.

If you have any further questions, please do not hesitate to contact me directly.

Very truly yours,

**DICTATED BUT NOT SIGNED. MAILED IN
THE WRITER'S ABSENCE TO AVOID DELAY.**

MICHAEL H. KRAUSNICK
County Counsel

MHK/sc
Attachments

cc: Gary Hinshaw, County Fire Warden

V:\CO_ADMIN\WP\CMMNGSS\MHK\Fire Districts\Less than CountyWide Memo to Evelyn Halbert 10-5-06.wpd

November 9, 1994

Local Agency Formation Commission
of Stanislaus County

**RE: LAFCO APPLICATION NO. 94-10 REORGANIZATION OF THE EMPIRE,
RIVERBANK AND WATERFORD-HICKMAN FIRE PROTECTION DISTRICTS**

Dear Commissioners:

Thank you for the opportunity to respond to the additional concerns raised on behalf of West Stanislaus and Salida Fire Protection Districts. We continue to believe in the positive public policy prospective, and good government aspects of this proposed consolidation.

In response to a letter from the law firm of Ross and Scott on behalf of West Stanislaus and Salida Fire Protection Districts, we offer the following:

The first issue raised by West Stanislaus and Salida Fire Protection Districts is expressed as a concern for not including an analysis and definitive description of the "Less Than Countywide Fire Service Fund."

The first documentation of the "Less Than Countywide Fire Service Fund" was found in the Stanislaus County Final Budget for Fiscal Year 1958-1959. The specific reference is to the "COUNTY FIRE SERVICE FUND", and was designated under the budgetary classification of "FUNDS WHICH AFFECT LESS THAN THE ENTIRE COUNTY." The "COUNTY FIRE SERVICE FUND" had an associated tax rate of \$0.01 per each \$100 of assessed valuation on the secured property tax roll of the County.

Property located within the boundaries of the cities of Modesto and Turlock were excluded from the imposition of this tax levy through application of Government Code Section 25643, by which a city or district providing its own fire protection services was authorized to submit a resolution to the County Board of Supervisors that exempts a city or district's residents from being subject to tax specifically for County fire protection services. These exemptions resulted in a County tax rate of \$2.77 per \$100 of assessed valuation within the cities of Modesto and Turlock. The tax rate was one cent more, at \$2.78 per each \$100 of assessed valuation in the remainder of the County. This tax rate differential resulted in the "COUNTY FIRE SERVICE FUND" being funded in the amount of \$11,164 for FY 1958-1959. That amount was included in the Fire Warden's total budget of \$39,577, leaving the remaining difference of \$28,413 to be funded by the County's General Fund.

Letter to LAFCO
dated November 9, 1994
Page 2

An excerpt from "STANISLAUS COUNTY BUDGET RECOMMENDATIONS OF CHIEF ADMINISTRATIVE OFFICER 1958-1959" explains the Fire Warden's responsibilities and levels of activity:

"The principal activities of this department fall into four categories (1) organizing fire districts, (2) mutual fire aid, (3) training given to fire districts, and (4) fire suppression activities.

During the last fiscal year, one new special fire district was formed, leaving a balance of four areas in the County without special fire taxing districts. Other statistics for the last calendar year are as follows: (1) County fire trucks answered 223 mutual aid calls, (2) 375 Welfare homes were inspected, (3) 89 public assembly inspections were made, and (4) 59 fires were investigated for arson. In addition, 220 permits of various types were issued."

The next illustration that sheds light on the "Less Than Countywide Fire Service Fund" is the document titled "Administrator's Recommendations and Preliminary Budget," for FY 1964-1965:

"The County Fire Warden is responsible for the coordination of fire prevention and suppression activities within the unincorporated areas of Stanislaus County. Through mutual assistance pacts, the Fire Warden assists municipal fire departments as required. In addition, he coordinates the fire fighting and training activities of the volunteer fire departments.

In 1936, the Fire Warden's Office was established on a part-time basis for the primary purpose of organizing rural County areas into fire protection districts. It was established on a full-time basis in 1939, and in 1943, the function of fire suppression was added."

From its inception, the tax revenues of the "COUNTY FIRE SERVICE FUND" grew as a result of increases in assessed valuation of taxable property and increases in the tax rate itself, resulting in the "COUNTY FIRE SERVICE FUND" becoming the major funding source for the Fire Warden's budget.

In April of 1967, the Board of Supervisors approved a resolution that specifically directed that the Fire Warden's budget would have 33% charged to the County General Fund, and 67% would be charged to the "COUNTY FIRE SERVICE FUND". The methodology used to arrive at these percentages was the subject of a report to the Board of Supervisors dated April 25, 1967 from the then Chief Administrative Officer. (The resolution and report to the Board of Supervisors are attached as Exhibit A).

Letter to LAFCO
dated November 9, 1994
Page 3

Annually thereafter the allocation method set forth in Exhibit A was applied, resulting in a change in the percentage responsibilities of the County General Fund and "County Fire Service Fund" to finance the Fire Warden's budget. This system was used through the 1978-1979 fiscal year, until the passage of Proposition 13 with its dramatic reduction of property tax revenues which altered this long-standing financing allocation method. (Graphic illustrations are attached as Exhibit B-1 and B-2).

In the early years, fire suppression and fire district formation assistance were important elements of the Fire Warden's operation, along with fire prevention, arson investigation, training and administrative support. Today, the County Fire Safety Department (formerly the Fire Warden's Department) continues to provide fire prevention, arson investigation, training and administrative support services to fire districts throughout the County. The fire suppression service now serves to complement and back-up the suppression activities of the individual fire districts. Going back as far as the 1958-1959, fiscal year the Fire Safety Department/Fire Warden has continuously provided fire prevention, arson investigation, training and administrative support for all fire districts in the County. The only changes between then and now is the diminution of the suppression role.

The second issue raised in the letter by West Stanislaus and Salida Fire Protection Districts relates to questioning whether the financial projections demonstrating the feasibility of this consolidation took into account the 1992 legislation that shifted property tax revenue away from counties, cities, and special districts. The Commission can rest assured that the provisions of the property tax shift to create the "Educational Revenue Augmentation Fund" were accounted for prior to engaging in any revenue forecasting for the project.

The third, and final issue raised in the letter by West Stanislaus and Salida Fire Protection Districts relates to a specific question related to the California Environmental Quality Act. The response to this CEQA issue will be provided by LAFCO's staff directly.

We continue to stand ready to answer any questions and provide any information as be requested and required to ensure the successful conclusion of this project.

Sincerely,



Russell D. Richards, III
Chairman, Project 94
Executive Committee

RDR:ldf
Attachments

THE BOARD OF SUPERVISORS
OF THE COUNTY OF STANISLAUS 67-593
STATE OF CALIFORNIA

April 25, 1967

IN RE:

DISTRIBUTION OF FIRE TAX
LEVY -- 1967-68

In accordance with Section 2 of the Government Code,
IT IS ORDERED that the Stanislaus County Fire Warden's Budget
be, and hereby is, converted into the following justified
charges:

Charge to General Fund 31,000
Charge to Fire Service Fund 61,000

Upon motion of Supervisor Print, seconded by Supervisor
Domery, the foregoing Order was duly passed and adopted at a
regular meeting of the Board of Supervisors of the County of
Stanislaus, State of California, this 25th day of April, 1967,
by the following called vote:

AYES: Supervisors: Domery, Print, Vander Wall,
Franzen and Chairman Fahey

NONES: Supervisors: None

ABSENT: Supervisors: None

ATTEST: STEVE R. NELSON, County Clerk
and ex-officio Clerk of the
Board of Supervisors of the
County of Stanislaus, State
of California

Raymond R. Brown
Deputy



West Stanislaus County Fire
Protection District

Financial Report

July 1, 2013 to November 30, 2013

West Stanislaus Fire District
Balance Sheet
November 30, 2013

ASSETS

Current Assets		
W.S. DEPOSIT SUSPENSE	\$	(375.00)
County General Fund Acct		180,966.27
County Ben Assmt Fund Acct		50,731.23
El Solyo CEQA		31.50
Westley CEQA (All)		118.61
Westley CEQA		18.31
Patterson CEQA N.East		1,398.65
Diablo Grande CEQA Fees		179,251.58
Diablo Grande B/A Fees		395,579.80
C.L. CEQA N.East		6,178.62
Newman CEQA East		7.70
El Solyo Dev.Fees		101.23
Westley Dev.Fees		15,566.77
Patterson Dev.Fees		39,182.11
C.L. Dev.Fees		55,305.78
Newman Dev.Fees		15,680.01
Out of Co. Response Fund		35,609.06
Cap. Acquis. Fund		(17,602.25)
Aerial Sur-Fee2 Fund		562.13
		958,312.11
Total Current Assets		
		958,312.11
Property and Equipment		
Communications Equip.		56,177.24
Buildings		1,040,087.00
NEWMAN FIRE STATION		190,560.00
OFFICE EQUIP.		9,651.92
TRUCKS & VEHICLES		2,072,951.68
Diablo Trucks & Vehicles		16,638.56
1320 2008 Vehicle Purchases		448,743.24
OTHER EQUIPMENT		772,966.61
1405 Communications Equip.		15,624.56
Diablo Other Equip.		90,468.39
1415-Hoses & Pumps		40,879.33
Ladders & Ladder Equip.		71,047.78
SCBA Equipment		42,349.25
ACCUMULATED DEPRECIATION		(1,593,132.00)
LAND		67,585.00
Radio Replacement		12,716.83
7520-000 EQUIPMENT (OVER \$500)		219,068.29
		3,574,383.68
Total Property and Equipment		
		3,574,383.68
Other Assets		
Land		1,162.00
Turnouts Inventory		136,062.01
Loan Prop.Tax to State CA		25,411.97
		162,635.98
Total Other Assets		
		162,635.98
Total Assets		
	\$	4,695,331.77

LIABILITIES AND CAPITAL

Current Liabilities

Unaudited - For Management Purposes Only

West Stanislaus Fire District
Balance Sheet
November 30, 2013

Withheld Taxes Due	\$	<u>(809.25)</u>	
Total Current Liabilities			(809.25)
Long-Term Liabilities			
West America Note - Newman 20		158,643.42	
El Solyo Brush		141,858.12	
Long Term Debt Retirement		<u>(63,558.41)</u>	
Total Long-Term Liabilities			<u>236,943.13</u>
Total Liabilities			236,133.88
Capital			
Fund Balance		4,749,769.89	
Net Income		<u>(290,572.00)</u>	
Total Capital			<u>4,459,197.89</u>
Total Liabilities & Capital			<u>\$ 4,695,331.77</u>

West Stanislaus Fire District

Check Register

For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Cash Account	Amount
017143	12/9/13	AT&T	1074-001	49.95
017144	12/9/13	BERTOLOTTI DISPOSAL INC.	1074-001	47.96
017145	12/9/13	C.L. COMMUNITY SERVICES DIST.	1074-001	130.00
017146	12/9/13	FRANCISE TAX BOARD -CA	1074-001	140.00
017147	12/9/13	COSTCO WHOLESALE MEMBERSHIP	1074-001	283.25
017148	12/9/13	GEORGE W. LOWRY, INC.	1074-001	95.53
017149	12/9/13	GRAPHIC PRINT STOP	1074-001	1,231.63
017150	12/9/13	GREER AUTO PARTS/NAPA	1074-001	626.53
017151	12/9/13	MELO MACHINE & MANUFACTURING	1074-001	1,895.23
017152	12/9/13	P.G.&E.	1074-001	123.34
017153	12/9/13	TURLOCK IRRIGATION DISTRICT	1074-001	88.78
017154	12/9/13	WORKBENCH TRUE VALUE HARDWARE	1074-001	90.56
017155	12/9/13	WESTERN HILLS WATER DISTRICT	1074-001	144.84
017156	12/9/13	WESTLEY COMMUNITY	1074-001	95.00
017157	12/9/13	VOID CHECK	1074-001	
017158	12/9/13	VOID CHECK	1074-001	
017159	12/17/13	BRANDON COUSINS	1074-001	1,020.00
017160	12/17/13	USA MOBILITY	1074-001	5.72
017161	12/17/13	JOSHUA SCOTT	1074-001	210.00
017162	12/17/13	FRANK SILVIA	1074-001	480.00
017163	12/17/13	Soundscares Electric	1074-001	533.91
017164	12/17/13	STANISLAUS COUNTY	1074-001	79.00
017165	12/18/13	RYAN BAILEY	1074-001	330.00
017166	12/31/13	ADT SECURITY SERVICE, INC.	1074-001	153.51
017167	12/31/13	ADT SECURITY SERVICE, INC.	1074-001	130.65
017168	12/31/13	ADT SECURITY SERVICE, INC.	1074-001	153.51
017169	12/31/13	ALLSTAR FIRE EQUIPMENT INC.	1074-001	2,280.95
017170	12/31/13	AT&T	1074-001	45.78
017171	12/31/13	RYAN BAILEY	1074-001	150.00
017172	12/31/13	BARTON OVERHEAD DOOR	1074-001	140.00
017173	12/31/13	BAUER COMPRESSORS	1074-001	790.00
017174	12/31/13	BYRD PEST MANAGEMENT	1074-001	286.00
017175	12/31/13	C.S. MOBILE SMOKE TEST	1074-001	425.00
017176	12/31/13	BLAINE CHRISTIANSEN	1074-001	1,380.00
017177	12/31/13	COMCAST CABLE	1074-001	74.79

West Stanislaus Fire District

Check Register

For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Cash Account	Amount
017178	12/31/13	COMCAST CABLE	1074-001	80.86
017179	12/31/13	COSTCO WHOLESALE MEMBERSHIP	1074-001	275.00
017180	12/31/13	HSBC BUSINESS SOLUTIONS	1074-001	72.64
017181	12/31/13	BRANDON COUSINS	1074-001	2,790.00
017182	12/31/13	DIRECTV	1074-001	85.98
017183	12/31/13	JUSTEN C. ENGSTRUME	1074-001	90.00
017184	12/31/13	LENO ESTRADA	1074-001	720.00
017185	12/31/13	FASIS	1074-001	7,464.00
017186	12/31/13	FRONTIER COMMUNICATIONS	1074-001	207.62
017187	12/31/13	GEORGE W. LOWRY, INC.	1074-001	769.04
017188	12/31/13	GLOBALSTAR USA	1074-001	54.03
017189	12/31/13	GRAINGER	1074-001	248.41
017190	12/31/13	GENERAL SERVICES ADMIN.	1074-001	586.60
017191	12/31/13	J.S. WEST & COMPANY - MODESTO	1074-001	404.89
017192	12/31/13	JENNIFER LEMUS	1074-001	150.00
017193	12/31/13	LIFE ASSIST MEDICAL AID TRAIN	1074-001	114.27
017194	12/31/13	MODESTO REGIONAL FIRE AUTHORITY	1074-001	1,151.68
017195	12/31/13	MCAULEY FORD MERCURY	1074-001	75.16
017196	12/31/13	Office Depot	1074-001	83.08
017197	12/31/13	PAUL OIL CO., INC.	1074-001	693.14
017198	12/31/13	P.G.&E.	1074-001	657.95
017199	12/31/13	PHYSIO-CONTROL INC.	1074-001	669.79
017200	12/31/13	JONATHAN SCHALI	1074-001	810.00
017201	12/31/13	JOSHUA SCOTT	1074-001	840.00
017202	12/31/13	FRANK SILVIA	1074-001	360.00
017203	12/31/13	THOMPSON CHEVROLET	1074-001	142.04
017204	12/31/13	TURLOCK IRRIGATION DISTRICT	1074-001	146.87
017205	12/31/13	U.S. BANK CORPORATE PAYMENT SYST	1074-001	638.23
017206	12/31/13	UNITED PARCEL SERVICE	1074-001	23.63
017207	12/31/13	CHRISTOPHER VENTO	1074-001	510.00
017208	12/31/13	VERIZON WIRELESS	1074-001	118.25
017209	12/31/13	WESTERN HILLS WATER DISTRICT	1074-001	155.00
017210	12/31/13	WESTLEY COMMUNITY	1074-001	95.00
017211	12/31/13	TREVOR WINTERS	1074-001	180.00

West Stanislaus Fire District

Check Register

For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Cash Account	Amount
Total				<u>35,174.58</u>

West Stanislaus Fire District
Cash Disbursements Journal
 For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number. Report is printed in Detail Format.

Date	Check #	Account #	Line Description	Debit Amount
12/9/13	017143	6020-000 1074-001	6020BA: Internet for Newman AT&T	49.95
12/9/13	017144	6200-000 1074-001	6200BAD: Garbage for Diablo BERTOLOTTI DISPOSAL INC.	47.96
12/9/13	017145	6200-000 1074-001	6200BA: Water for Crows Landing C.L. COMMUNITY SERVICES DIST.	130.00
12/9/13	017146	2150-00 2150-00 1074-001	6130: STATE TAX DEPOSIT -R.GAISER Replacement check for (June 2013 Rpt.) FRANCISE TAX BOARD -CA	140.00
12/9/13	017147	6180-000 1074-001	6180BA: Incident Supplies COSTCO WHOLESALE MEMBERSHIP	283.25
12/9/13	017148	6165-000 6165-000 1074-001	6165BA: Diesel Fuel GAL: 15.642 \$63.83 INV.94131104 6165BA: Unleaded Fuel \$31.70 Inv. 94131104 GEORGE W. LOWRY, INC.	63.83 31.70
12/9/13	017149	6070-000 1074-001	6070BA: Letters for T-3 INV.11249 GRAPHIC PRINT STOP	1,231.63
12/9/13	017150	6070-000 6070-000 6070-000 6070-000 6070-000 6070-000 6070-000 1074-001	6070BA: U-Bolt OES INV.216112 6070BA: Exhust Fuel Tender 3 INV. 216112, 215668,216307 6070BA: Bulb & Air Freshener Inv. 216609 6070BA: Radiator Hose T-1 Inv. 216548 6070BA: Battery E-11 Inv. 216140 6070BA: Battery & Core Inv. 215824 6070BA: Credit for Core Inv. 216260 GREER AUTO PARTS/NAPA	7.29 51.58 33.65 58.16 475.85 494.88
12/9/13	017151	7510-000 1074-001	7510BA: Water Softener for Westley Inv. 106831 MELO MACHINE & MANUFACTURING	1,895.23
12/9/13	017152	6200-000 1074-001	6200BA: El Solyo GAs and Electric P.G.&E.	123.34
12/9/13	017153	6200-000 1074-001	6200BAD: Electric for Diablo ACC. 134673-096261-0001 TURLOCK IRRIGATION DISTRICT	88.78
12/9/13	017154	6070-000 6170-000 1074-001	6070BA: Tender 3 Fasteners Electrical Supplies,Fasteners,Bolt SNAP INV. 2-24104,1-37680,1-37457,1-37079 6170BA: Westley Bulb Inv. 1-36956 WORKBENCH TRUE VALUE HARDWARE	48.62 41.94
12/9/13	017155	6200-000 1074-001	6200BAD: Water for Diablo WESTERN HILLS WATER DISTRICT	144.84
12/9/13	017156	6200-000 1074-001	6200BA: Water and Sewer INV.3322 WESTLEY COMMUNITY	95.00
12/9/13	017157	6170-000 1074-001	PRINTER MALFUNCTION VOID CHECK	
12/9/13	017158	6170-000 1074-001	PRINTER MALFUNCTION VOID CHECK	
12/17/13	017159	5005-002 5005-002 5005-002 1074-001	5005BAD: BALANCE DUE ON NOVEMBER '13 DIABLO PAY. NOV. 2013: \$2700.00 PAID: 1680.00 W/ CK.#017111 BRANDON COUSINS	1,020.00
12/17/13	017160	6175-000 1074-001	6175BA: Alph Pager INV. W0369816L "FINAL PAYMENT ON ACCOUNT" USA MOBILITY	5.72
12/17/13	017161	5005-002	5005BAD: BALANCE DUE ON NOVEMBER '13 DIABLO PAY.	210.00

West Stanislaus Fire District
Cash Disbursements Journal
For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number. Report is printed in Detail Format.

Date	Check #	Account I	Line Description	Debit Amount
		5005-001	NOV. 2013 \$690.00	
		5005-001	PAID \$480.00 W/CK #017135	
		1074-001	JOSHUA SCOTT	
12/17/13	017162	5005-001	5005BAD: BALANCE DUE ON NOVEMBER '13 DIABLO PAY.	480.00
		5005-001	NOV. 2013 TOTAL: \$540.00	
		5005-001	PAID \$60.00 W/CK.017636 /OWED \$480	
		1074-001	FRANK SILVIA	
12/17/13	017163	7510-000	7510BA: Westley Labor and Items INV.13-2657	533.91
		1074-001	Soundscapes Electric	
12/17/13	017164	6130-000	6130GF: PROPERTY MERGER APPLICATION FEE.	79.00
			To combine the 2 parcels-CL Fire Station	
			APN: 027-012-024 & 027-012-025	
		1074-001	STANISLAUS COUNTY	
12/18/13	017165	5005-001	5005BA: DIABLO STIPEN PAY FOR NOV. 2013	330.00
		1074-001	RYAN BAILEY	
12/31/13	017166	6130-000	6130BA: El Solyo Station Security Acc.86819038	153.51
		1074-001	ADT SECURITY SERVICE, INC.	
12/31/13	017167	6130-000	6130BA: Westley Security Acc. 86819041	130.65
		1074-001	ADT SECURITY SERVICE, INC.	
12/31/13	017168	6130-000	6130BAD: Diablo Security Acc. 86819042	153.51
		1074-001	ADT SECURITY SERVICE, INC.	
12/31/13	017169	6070-000	6070BA: Outlets Tender 3 Inv. 169807	1,595.16
		6070-000	6070BA: Tools for Tender 3 Inv. 169637	482.26
		6070-000	6070BA: Hydrant Wrench Tender 3 Inv. 169517	203.53
		1074-001	ALLSTAR FIRE EQUIPMENT INC.	
12/31/13	017170	6020-000	6020BA: Crows Landing Phone Inv. 4952338	14.83
		6020-000	6020BA: Newman Phone Inv. 4952346	30.95
		1074-001	AT&T	
12/31/13	017171	5005-002	5005BAD: DIABLO STIPEN PAY FOR Dec.2013	150.00
		1074-001	RYAN BAILEY	
12/31/13	017172	6080-000	6080BA: Newman Overhead door repair Inv. 0223182-IN	140.00
		1074-001	BARTON OVERHEAD DOOR	
12/31/13	017173	6180-000	6180BA: Service for SCBA for Newman Inv. 0000177722	790.00
		1074-001	BAUER COMPRESSORS	
12/31/13	017174	6130-000	6130BA:Pest Control for El Solyo, Crows Landing, Westley	207.00
		6130-000	6130BAD: Pest Control for Diablo Grande	79.00
		1074-001	BYRD PEST MANAGEMENT	
12/31/13	017175	6070-000	6070BA: Smoke Test District Smoke Test Services Date 12/9/13	425.00
		1074-001	C.S. MOBILE SMOKE TEST	
12/31/13	017176	5005-002	5005BAD: DIABLO STIPEN PAY FOR Dec.2013	1,380.00
		1074-001	BLAINE CHRISTIANSEN	
12/31/13	017177	6020-000	6020BA: Cable for Crows Landing Acc. 8155 60 058 0000191	74.79
		1074-001	COMCAST CABLE	
12/31/13	017178	6020-000	6020BA: Internet for Crows Landing	80.86
		1074-001	COMCAST CABLE	
12/31/13	017179	6100-000	6100BAD: Membership Renewal for 2014	275.00
		1074-001	COSTCO WHOLESALE MEMBERSHIP	
12/31/13	017180	6185-000	6185BA: DVD for Training Room per Chirf Hall Acc. 7003-7311-0001-5199	72.64
		1074-001	HSBC BUSINESS SOLUTIONS	

West Stanislaus Fire District
Cash Disbursements Journal
For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number. Report is printed in Detail Format.

Date	Check #	Account I	Line Description	Debit Amount
12/31/13	017181	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 BRANDON COUSINS	2,790.00
12/31/13	017182	6020-000 1074-001	6020BAD: Cable for Diablo Acc. 37235425 DIRECTV	85.98
12/31/13	017183	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 JUSTEN C. ENGSTRUME	90.00
12/31/13	017184	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 LENO ESTRADA	720.00
12/31/13	017185	5030-000 1074-001	5030CA: Workers Comp. 2013-2014 Inv. FASIS-2014-0592 FASIS	7,464.00
12/31/13	017186	6020-000 1074-001	6020BA: Phone and Internet for Westley Acc.209-894-3119-010108-8 FRONTIER COMMUNICATIONS	207.62
12/31/13	017187	6165-000 6165-000 6165-000 1074-001	6165BA: Diesel Fuel Gal.44.002 \$180.79 Inv. 94131201, 94131202 6165BA: Unleaded Fuel \$581.11 Inv. 94131201, 94131202,94131203 6165BA: FINANCE CHARGE GEORGE W. LOWRY, INC.	180.79 581.11 7.14
12/31/13	017188	6175-000 1074-001	6175BA: Satellite Phone Inv. 5271245 GLOBALSTAR USA	54.03
12/31/13	017189	6180-000 6070-000 1074-001	6180BA: Battery for SCBA Inv. 9315978248 6070BA: Dash and Deck Lights LED for Carrie Inv. 9328913711 GRAINGER	52.74 195.67
12/31/13	017190	6010-000 1074-001	6010BA: for willand gear Inv.E0578906 GENERAL SERVICES ADMIN.	586.60
12/31/13	017191	6200-000 1074-001	6200BAD: Propane for Diablo Acc. 125791 J.S. WEST & COMPANY - MODESTO	404.89
12/31/13	017192	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 JENNIFER LEMUS	150.00
12/31/13	017193	6090-000 1074-001	6090BA: Gloves Inv. 661374 LIFE ASSIST MEDICAL AID TRAIN	114.27
12/31/13	017194	6180-000 1074-001	6180BA: Annual Fire RMS Inv. 2013-580 MODESTO REGIONAL FIRE AUTHORITY	1,151.68
12/31/13	017195	6070-000 1074-001	6070BA: Service for 2011 Inv. 1245 MCAULEY FORD MERCURY	75.16
12/31/13	017196	6120-000 6120-000 1074-001	6120BA: Index Tabs Inv. 689021228001 6120BA: Pens and Paper Pop up Notes. Inv 689021247001 Office Depot	24.16 58.92
12/31/13	017197	6165-000 6165-000 1074-001	6165BA: Diesel Fuel Gal.141.51 \$527.84 Inv. 105137,105289 6165BA: Unleaded Fuel \$165.30 Inv. 105137,105289 PAUL OIL CO., INC.	527.84 165.30
12/31/13	017198	6200-000 6200-000 6200-000 1074-001	6200BA: Gas for Crows Landing Station Acc. 9996389951-5 6200BA: Electric and Gas for Westley Acc. 1249864813-3 6200BA: Electric and Gas for El Solyo Acc. 5076288931-4 P.G.&E.	10.48 537.71 109.76
12/31/13	017199	6130-000 1074-001	6130GF: TECH. SERVICE SUPPORT AGREEMENT AED DEFIBRILLATOR SERVICE (ANNUAL AGREEMENT) PHYSIO-CONTROL INC.	669.79
12/31/13	017200	5005-002	5005BA: ON CALL OFFICER PAY FOR DECEMBER 2013	810.00

West Stanislaus Fire District
Cash Disbursements Journal

For the Period From Dec 1, 2013 to Dec 31, 2013

Filter Criteria includes: Report order is by Check Number. Report is printed in Detail Format.

Date	Check #	Account I	Line Description	Debit Amount
		1074-001	JONATHAN SCHALI	
12/31/13	017201	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 JOSHUA SCOTT	840.00
12/31/13	017202	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 FRANK SILVIA	360.00
12/31/13	017203	6070-000 1074-001	6070BA: Battery for Command I Inv. 55179 THOMPSON CHEVROLET	142.04
12/31/13	017204	6200-000 6200-000 1074-001	6200BA: Electric for Crows Landing ACC. 134673-079815-0001 6200BAD: Electric for Diablo Acc. 134673-096261-0001 TURLOCK IRRIGATION DISTRICT	33.75 113.12
12/31/13	017205	6180-000 1074-001	6180BA: Lodging, meals for Training AAC. 4246 0445 5571 3068 U.S. BANK CORPORATE PAYMENT SYSTEM	638.23
12/31/13	017206	6135-000 6135-000 1074-001	6135BA: Shipping Gas Monitor for repair Per Chief Gregory Inv. 0000E4983Y513 6135BA: Shipment to RSI Inv. 0000E4983Y493 UNITED PARCEL SERVICE	10.54 13.09
12/31/13	017207	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 CHRISTOPHER VENTO	510.00
12/31/13	017208	6020-000 1074-001	6020BAD: Phone for Diablo Inv. 9715971222 VERIZON WIRELESS	118.25
12/31/13	017209	6200-000 1074-001	6200BAD: Water and Sewer for Diablo Acc. 1043 WESTERN HILLS WATER DISTRICT	155.00
12/31/13	017210	6200-000 1074-001	6200BA: Water and Sewer for Westley Inv. 3322 WESTLEY COMMUNITY	95.00
12/31/13	017211	5005-002 1074-001	5005BAD: DIABLO STIPEN PAY FOR Dec.2013 TREVOR WINTERS	180.00
	Total			35,669.46

**West Stanislaus Fire District
INCOME/BUDGET COMPARISON
For the Five Months Ending November 30, 2013**

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Total Budget	Budget Remaining
Revenues						
Total Revenues	\$ 14,858.74	\$ 0.00	\$ 14,858.74	\$ 0.00	\$ 0.00	(14,858.74)
	14,858.74	0.00	14,858.74	0.00	0.00	(14,858.74)
Expenses						
Wage & Salary Expense	143,272.32	38,333.30	143,272.32	38,333.30	92,000.00	(51,272.32)
Employee Retirement Bene	19,270.53	29,166.65	19,270.53	29,166.65	70,000.00	50,729.47
Employee Insurance Benefi	15,243.12	27,650.00	15,243.12	27,650.00	66,360.00	51,116.88
Worker Comp Insurance	17,797.80	22,666.65	17,797.80	22,666.65	54,400.00	36,602.20
Unemployment Insurance	0.00	291.65	0.00	291.65	700.00	700.00
Safety Equipment Expense	5,292.34	22,875.00	5,292.34	22,875.00	54,900.00	49,607.66
Telephone Expense	3,221.66	2,458.35	3,221.66	2,458.35	5,900.00	2,678.34
Telephone Expense	3,221.66	2,458.35	3,221.66	2,458.35	5,900.00	2,678.34
Liability Insurance	20,861.84	9,166.65	20,861.84	9,166.65	22,000.00	1,138.16
OSHA Expense	0.00	0.00	0.00	0.00	0.00	0.00
Explorer Expense	0.00	166.65	0.00	166.65	400.00	400.00
Fire Prevention	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance	30,203.24	21,666.65	30,203.24	21,666.65	52,000.00	21,796.76
Building Maintenance	140.00	2,083.35	140.00	2,083.35	5,000.00	4,860.00
Medical Supplies & Equip	246.78	3,416.65	246.78	3,416.65	8,200.00	7,953.22
Dues & Subscriptions	462.50	635.40	462.50	635.40	1,525.00	1,062.50
Misc Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Printing Expenses	34.89	687.50	34.89	687.50	1,650.00	1,615.11
Office Expense	1,857.93	3,979.15	1,857.93	3,979.15	9,550.00	7,692.07
Professional Services	11,255.86	38,937.50	11,255.86	38,937.50	93,450.00	82,194.14
Postage Expense	145.69	750.00	145.69	750.00	1,800.00	1,654.31
Publication Expense	1,225.36	625.00	1,225.36	625.00	1,500.00	274.64
Equipment Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00
Fuel Expense	12,065.65	625.00	12,065.65	625.00	1,500.00	(10,565.65)
Tool Expense	3,911.27	625.00	3,911.27	625.00	1,500.00	(2,411.27)
Operation Supplies	401.24	583.35	401.24	583.35	1,400.00	998.76
Special Dept Expenses	5,163.61	9,229.15	5,163.61	9,229.15	22,150.00	16,986.39
Training & Education Expe	15,475.07	10,687.50	15,475.07	10,687.50	25,650.00	10,174.93
Travel & Lodging Expense	812.94	1,135.40	812.94	1,135.40	2,725.00	1,912.06
Utilities Expense	6,088.85	6,729.15	6,088.85	6,729.15	16,150.00	10,061.15
L/T Debt Retirement	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense	0.00	7,958.10	0.00	7,958.10	19,099.40	19,099.40

For Management Purposes Only

**West Stanislaus Fire District
INCOME/BUDGET COMPARISON
For the Five Months Ending November 30, 2013**

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Total Budget	Budget Remaining
Tax and Assessment Expen	46.98	20.85	46.98	20.85	50.00	3.02
Building Improvement Exp	1,222.30	44,791.65	1,222.30	44,791.65	107,500.00	106,277.70
Equipment Replacement Ex	153,161.81	55,625.00	153,161.81	55,625.00	133,500.00	(19,661.81)
Total Expenses	457,244.50	366,024.60	457,244.50	366,024.60	878,459.40	421,214.90
Net Income	\$ (457,244.50)	\$ (366,024.60)	\$ (457,244.50)	\$ (366,024.60)	\$ (878,459.40)	(421,214.90)

West Stanislaus Fire District
Income Statement
Compared with Budget
For the Five Months Ending November 30, 2013

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Income	\$ 12,657.91	\$ 0.00	\$ 12,657.91	\$ 12,657.91	\$ 0.00	\$ 12,657.91
Dev. Fee Income	4,543.54	0.00	4,543.54	4,543.54	0.00	4,543.54
CEQA Fee Income	10,315.20	0.00	10,315.20	10,315.20	0.00	10,315.20
Interest Income	3,338.86	0.00	3,338.86	3,338.86	0.00	3,338.86
Property Tax Income	57.85	0.00	57.85	57.85	0.00	57.85
Total Revenues	30,913.36	0.00	30,913.36	30,913.36	0.00	30,913.36
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	30,913.36	0.00	30,913.36	30,913.36	0.00	30,913.36
Expenses						
Fire Staff - Salary	59,853.13	416.65	59,436.48	59,853.13	416.65	59,436.48
Clerical Overtime	0.00	416.65	(416.65)	0.00	416.65	(416.65)
Out of County Response	17,259.19	25,000.00	(7,740.81)	17,259.19	25,000.00	(7,740.81)
Volunteer In-County Operations	66,160.00	12,500.00	53,660.00	66,160.00	12,500.00	53,660.00
Fire Admin. Staff - Retirement	19,270.53	29,166.65	(9,896.12)	19,270.53	29,166.65	(9,896.12)
Group Insurance	15,243.12	27,650.00	(12,406.88)	15,243.12	27,650.00	(12,406.88)
Workers Comp. - Fire Staff	10,333.80	4,875.00	5,458.80	10,333.80	4,875.00	5,458.80
Workers' Comp. - Volunteers	7,464.00	17,791.65	(10,327.65)	7,464.00	17,791.65	(10,327.65)
Unemployment Insurance	0.00	291.65	(291.65)	0.00	291.65	(291.65)
Safety Equipment	5,292.34	22,875.00	(17,582.66)	5,292.34	22,875.00	(17,582.66)
Uniform Allowance	3,740.71	4,958.35	(1,217.64)	3,740.71	4,958.35	(1,217.64)
Telephone	3,221.66	2,458.35	763.31	3,221.66	2,458.35	763.31
Radio Maintenance	2,024.88	2,253.35	(228.47)	2,024.88	2,253.35	(228.47)
Insurance	20,861.84	9,166.65	11,695.19	20,861.84	9,166.65	11,695.19
Explorer Program	0.00	166.65	(166.65)	0.00	166.65	(166.65)
Equipment Maintenance	30,203.24	21,666.65	8,536.59	30,203.24	21,666.65	8,536.59
Computer Maint.	0.00	1,041.65	(1,041.65)	0.00	1,041.65	(1,041.65)
Building & Improvements	140.00	2,083.35	(1,943.35)	140.00	2,083.35	(1,943.35)
Medical Supplies	246.78	3,416.65	(3,169.87)	246.78	3,416.65	(3,169.87)
Memberships & Dues	462.50	635.40	(172.90)	462.50	635.40	(172.90)
Printing Expenses	34.89	687.50	(652.61)	34.89	687.50	(652.61)
Office Expense	1,857.93	3,979.15	(2,121.22)	1,857.93	3,979.15	(2,121.22)
Professional Services	11,255.86	38,937.50	(27,681.64)	11,255.86	38,937.50	(27,681.64)

For Management Purposes Only

West Stanislaus Fire District
Income Statement
Compared with Budget
For the Five Months Ending November 30, 2013

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Postage	145.69	750.00	(604.31)	145.69	750.00	(604.31)
Publication & Legal Notice	1,225.36	625.00	600.36	1,225.36	625.00	600.36
Fuel	12,065.65	625.00	11,440.65	12,065.65	625.00	11,440.65
Tools	3,911.27	625.00	3,286.27	3,911.27	625.00	3,286.27
Operating Supplies	401.24	583.35	(182.11)	401.24	583.35	(182.11)
Special Departmental Expenses	5,163.61	9,229.15	(4,065.54)	5,163.61	9,229.15	(4,065.54)
Training & Education	15,475.07	10,687.50	4,787.57	15,475.07	10,687.50	4,787.57
Travel & Lodging	812.94	1,135.40	(322.46)	812.94	1,135.40	(322.46)
Utilities	6,088.85	6,729.15	(640.30)	6,088.85	6,729.15	(640.30)
Interest	0.00	7,958.10	(7,958.10)	0.00	7,958.10	(7,958.10)
Taxes & Assessments	46.98	20.85	26.13	46.98	20.85	26.13
Building Improvements	1,222.30	44,791.65	(43,569.35)	1,222.30	44,791.65	(43,569.35)
Total Expenses	321,485.36	316,194.60	5,290.76	321,485.36	316,194.60	5,290.76
Net Income	\$ (290,572.00)	\$ (316,194.60)	25,622.60	\$ (290,572.00)	\$ (316,194.60)	25,622.60



West Stanislaus Fire District
December 9, 2013

California Transplants once again would like to construct another 15 Greenhouses which would be 103,950 square feet. This is phase 4 of a 4 phase project. The greenhouses are the same as before 35 feet wide by 198 feet long constructed of all steel frame covered with 6 mil plastic.

As in the past West Stanislaus Fire District has reduced the fees to .015 cents per square foot. I would ask for the same consideration on this phase.

Ted Woods
California transplants

A handwritten signature in cursive script that reads "T Woods".

Hall, Steve

From: FDAC [mranes@fdac.org]
Sent: Friday, December 13, 2013 1:12 PM
To: Hall, Steve
Subject: Volunteer Firefighters and the Affordable Care Act

You're receiving this newsletter because you are a member of the Fire Districts Association of California.

Not interested anymore? [Unsubscribe](#). Having trouble viewing this email?



December 13, 2013

Membership Update: Volunteer Firefighters and the Affordable Care Act

FDAC will be monitoring efforts on the national level to address concerns raised during the implementation of the Patient Protection and Affordable Care Act (PPACA). Passed in 2010, PPACA requires employers with more than 50 full-time employees (or equivalent FTE) to provide health insurance to employees that work more than 30 hours per week. That directive coupled with the IRS determination that volunteer firefighters who receive nominal benefits from their fire departments count as "employees" of fire departments is raising concerns. The question now is "Do fire departments that achieve the PPACA threshold based on their volunteers have to provide health insurance?" If yes, this could be a financial crisis for fire departments who not only rely on volunteers but also rely on fundraisers and donations to operate.

A number of national fire service associations have been working with members of Congress asking IRS Acting-Commissioner Danny Werfel to release regulations or guidance stating volunteers who receive nominal compensation will not be considered employees under PPACA. Earlier this week, Senator Mark Warner (VA) and Congressman Lou Barletta (PA) introduced the Protecting Volunteer Firefighters and Emergency Responders Act (H.R. 3685 and S. 1798). The passage of this legislation would ensure that volunteers are not counted as full-time employees under the shared responsibility requirements contained in PPACA.

FDAC encourages all fire districts to contact their members in the House of Representatives and California Senators Barbara Boxer and Dianne Feinstein asking for their support of H.R. 3685 and S. 1798. The International Association of Fire (IAFC) has prepared a draft letter to be used when contacting members of the House of Representatives and a draft letter to be used when contacting members of the U.S. Senate.

Thank you for your immediate response to this important call for action!

Not interested anymore? [Unsubscribe](#).

FDAC and the FDAC Logo are property of the Fire Districts Association of California.
FDAC - 1215 K Street, Suite 940, Sacramento, CA 95814. 800.829.4309

011314
Item 7.1



West Stanislaus County Fire Protection District

344 West Las Palmas Ave.
Patterson, California 95363
(209) 895-8130

December 16, 2013

Senator Barbara Boxer
112 Hart Senate Office Building
Washington, DC 20510

Dear Senator Boxer:

I urge you to support the West Stanislaus Fire Protection District's volunteer firefighters and emergency medical personnel by cosponsoring H.R. 3685, the Protect Volunteer Firefighters and Emergency Responders Act.

According to the Patient Protection and Affordable Care Act (PPACA) (P.L. 111-148), employers with more than 50 full-time employees (or their equivalents (FTE)) must provide health insurance to employees that work more than 30 hours per week. Unfortunately, the Internal Revenue Service has ruled that volunteer firefighters that receive nominal benefits from their fire departments (including stipends, end-of-the-year banquets and awards) count as "employees" of fire departments. An unintended consequence of this IRS ruling is that fire departments may have to provide health insurance to volunteers that serve more than 30 hours per week at their local fire department.

The effect of this provision could be devastating to fire departments. Many volunteer fire departments rely upon local donations and fundraisers to fund their basic operations. The addition of a requirement to provide health insurance would present a serious financial challenge to them. Some departments have taken steps to reduce staffing levels and shifts in order to fall under the 50-FTE and 30-hours-worked threshold, which reduces the fire department's baseline emergency response capabilities.

H.R. 3685 would solve this issue by clarifying that nominally compensated volunteer firefighters and emergency medical personnel should not be counted as employees of their agencies for the purposes of the PPACA.

I sincerely hope you will support the passage of this bill and help the West Stanislaus Fire Protection District in continuing to serve our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Hall".

Steven M. Hall
Fire Chief

011314
Item 7.1



West Stanislaus County Fire Protection District

344 West Las Palmas Ave.
Patterson, California 95363
(209) 895-8130

December 16, 2013

Senator Dianne Feinstein
331 Hart Senate Office Building
Washington, DC 20510

Dear Senator Feinstein:

I urge you to support the West Stanislaus Fire Protection District's volunteer firefighters and emergency medical personnel by cosponsoring H.R. 3685, the Protect Volunteer Firefighters and Emergency Responders Act.

According to the Patient Protection and Affordable Care Act (PPACA) (P.L. 111-148), employers with more than 50 full-time employees (or their equivalents (FTE)) must provide health insurance to employees that work more than 30 hours per week. Unfortunately, the Internal Revenue Service has ruled that volunteer firefighters that receive nominal benefits from their fire departments (including stipends, end-of-the-year banquets and awards) count as "employees" of fire departments. An unintended consequence of this IRS ruling is that fire departments may have to provide health insurance to volunteers that serve more than 30 hours per week at their local fire department.

The effect of this provision could be devastating to fire departments. Many volunteer fire departments rely upon local donations and fundraisers to fund their basic operations. The addition of a requirement to provide health insurance would present a serious financial challenge to them. Some departments have taken steps to reduce staffing levels and shifts in order to fall under the 50-FTE and 30-hours-worked threshold, which reduces the fire department's baseline emergency response capabilities.

H.R. 3685 would solve this issue by clarifying that nominally compensated volunteer firefighters and emergency medical personnel should not be counted as employees of their agencies for the purposes of the PPACA.

I sincerely hope you will support the passage of this bill and help the West Stanislaus Fire Protection District in continuing to serve our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Hall".

Steven M. Hall
Fire Chief



West Stanislaus County Fire Protection District

344 West Las Palmas Ave.
Patterson, California 95363
(209) 895-8130

December 16, 2013

Congressman Jeff Denham
1730 Longworth HOB
Washington, DC 20515

Dear Congressman Denham:

I urge you to support the West Stanislaus Fire Protection District's volunteer firefighters and emergency medical personnel by cosponsoring H.R. 3685, the Protect Volunteer Firefighters and Emergency Responders Act.

According to the Patient Protection and Affordable Care Act (PPACA) (P.L. 111-148), employers with more than 50 full-time employees (or their equivalents (FTE)) must provide health insurance to employees that work more than 30 hours per week. Unfortunately, the Internal Revenue Service has ruled that volunteer firefighters that receive nominal benefits from their fire departments (including stipends, end-of-the-year banquets and awards) count as "employees" of fire departments. An unintended consequence of this IRS ruling is that fire departments may have to provide health insurance to volunteers that serve more than 30 hours per week at their local fire department.

The effect of this provision could be devastating to fire departments. Many volunteer fire departments rely upon local donations and fundraisers to fund their basic operations. The addition of a requirement to provide health insurance would present a serious financial challenge to them. Some departments have taken steps to reduce staffing levels and shifts in order to fall under the 50-FTE and 30-hours-worked threshold, which reduces the fire department's baseline emergency response capabilities.

H.R. 3685 would solve this issue by clarifying that nominally compensated volunteer firefighters and emergency medical personnel should not be counted as employees of their agencies for the purposes of the PPACA.

I sincerely hope you will support the passage of this bill and help the West Stanislaus Fire Protection District in continuing to serve our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Hall".

Steven M. Hall
Fire Chief

011314
Item 7.2.b.i



KEITH SCHNEIDER
KEYSTONE PACIFIC BUSINESS PARK
1700 KEYSTONE PACIFIC PARKWAY, D-1
PATTERSON, CA 95363
(209) 892-5727
(209) 895-9305 FAX

CORPORATE OFFICE
KEYSTONE CORPORATION
5410 TRINITY ROAD, SUITE 410
RALIEGH, NC 27607
(919) 747-7910
(919) 851-3026 FAX

November 1, 2013

City of Patterson
Attn: Joel Andrews, Planning Director
1 Plaza
Patterson, CA 95363

Dear Mr. Andrews:


I am pleased today to deliver the Keystone Ranch Preliminary Development Plan and the accompanying multiple applications for the City of Patterson's review and subsequent approval.

Keystone Ranch is going to meet three (3) primary goals for the City of Patterson. First, Keystone Ranch will meet the need for affordable rental and for sale housing in close proximity to the very successful West Patterson Business Park. This provides the employees of the ever growing business park an opportunity to walk and or bike to their place of employment. The second goal is to expand the housing availability for the retirees of the city who want to stay in Patterson. Keystone Ranch will be a secure gated community with an attractive community center where seniors can enjoy its many offered amenities. The third goal is to offer diverse housing types for the future real estate market that will give everyone a broad selection to meet their personal shelter needs.

We look forward to moving ahead with this project and feel it will be of great benefit to the City of Patterson.

Thank you.

Sincerely,


Keith J. Schneider
Executive Vice President

RECEIVED
11/1/13

KEYSTONE RANCH PROJECT DESCRIPTION

INTRODUCTION.

The Keystone Ranch Preliminary Development Plan (Keystone Ranch Development Plan) is developed by the Keystone Ranch, LLC whose principal owners are the same as the developers who secured entitlements for the City's 814-acre West Patterson Business Park (WPBP) and developed the Keystone Pacific Business Park, the Keystone West Business Park (both within the WPBP), which facilitated significant job creation in the City, and the Patterson Gardens master-planned residential community.

This Keystone Ranch Development Plan is conceptual in nature, and final design will be approved by the City of Patterson through the Vesting Tentative Subdivision "B" map, site plan, and improvement plan process.

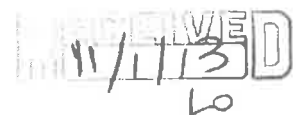
PLAN AREA.

The Keystone Ranch Development Plan area occupies approximately 95.1 acres in the County of Stanislaus and generally is located northwest of the center of the City of Patterson, more exactly east of Baldwin Road and north of existing single family homes within the city limits that were part of the Creekside annexation to the City. While outside the current city limits and sphere of influence, the Plan Area is within the City's existing General Plan. Acreage references in the Development Plan may vary based upon gross versus net area calculations. The default reference shall be to gross acres, with net acres specified as such. Refer to Exhibit "1," Location Map.

PLAN OBJECTIVES.

The primary goal of the Keystone Ranch Development Plan is to diversify the existing housing stock in the City of Patterson at a location near the West Patterson Business Park available to employees within the WPBP. A second goal of the Development Plan is to increase the housing options for retirees in the City, especially those that wish to downsize their homes. A third goal of the Development Plan is to accomplish this diversification of housing options in a manner that is realistic for the fragile real estate market and the current point in history of the City's maturation from a smaller City to a City at the forefront of significant job creation in Stanislaus County.

These goals directly address the City's lack of diverse housing types that meet the needs of all adult ages of City residents, from the young, single employee in the thriving West Patterson Business Park through retirees that make the City home. For example, the City has a severe lack of modern apartments. There has not been a significant apartment building project built in Patterson in many years. Keystone Ranch contains almost 12



net acres that will contain modern apartment buildings. Second, the City does not have a supply of higher density senior housing. Keystone Ranch proposes over 7 acres of senior duplex housing adjacent to a community and recreational center. Third, the City does not have a supply of higher density attached multi family housing. Keystone Ranch contains over 8 acres of townhomes in 2-unit, 4-unit, and 6-unit configurations. Keystone Ranch does contain more conventional single family subdivisions in independent acreage configurations, two of approximately 14-acres each and one of approximately 17-acres.

The primary goal of these more conventional single family subdivisions is to respect the development expectations of the existing single family home neighborhoods directly to the south of Keystone Ranch that were part of the Creekside annexation to the City. Two of the single family acreages adjoin these existing neighborhoods and provide a seamless addition to the single family residential lifestyle enjoyed by these current residents of the City. Consequently, these new single family subdivisions essentially will buffer the existing residences from the higher density housing options the City will be able to provide for in the northern portion of Keystone Ranch.

An additional goal of the Keystone Ranch project is to provide a safe and secure living option in a mixed, but higher density residential neighborhood. In order to achieve this, Keystone Ranch as a whole will be a gated community so that the appropriate property owners association(s) will be charged for maintaining a safe and secure environment in a higher density area.

An additional benefit to the City of the gated nature of the Keystone Ranch development is that it will lessen the maintenance and obligations of the City since those obligations within Keystone Ranch will be the responsibility of the appropriate property owners association(s).

A key regulatory benefit of Keystone Ranch is that it will help the City discharge its obligations under the Sustainable Communities Strategy or the Alternative Planning Scenario developed by StanCOG under SB 375. With an average density of over 8 units per acre, Keystone Ranch provides the City with a higher density project than is customary in this area.

EXISTING CONDITIONS.

The Keystone Ranch site historically has been farmed as orchards, and in recent times, row crops. Currently, the entire site is farmed with row crops. The property is outside of the 100-year floodplain. The property is generally flat with gradual downward slope to the northeast.

LEGAL DESCRIPTION.

Keystone Ranch is situated in the State of California, County of Stanislaus, and, for common-reference purposes is comprised of assessor parcels APN 021-023-027 and APN 021-023-026 totaling approximately 95.1 acres. The legal description is attached as Exhibit "2."

DEVELOPMENT PLAN COMPONENTS

Overview.

The Keystone Ranch Development Plan consists of 97.95 +/- gross acres, which is currently within the City of Patterson's General Plan Land Use boundary.

The Vesting Tentative "A" map proposed with the project is consistent with the proposed zoning of the land. Upon consideration of the Vesting Tentative "A" map proposed with the project by the City, all necessary discretionary land use approvals including a general plan amendment, a prezone/annexation, a planned development, and development agreement will have to have been approved by the City. Project applicant desires all entitlements to be considered sequentially to assure appropriate processing and action by the City.

The Keystone Ranch Development Plan is a modestly-sized addition to the City's existing housing stock to complement such existing stock by providing some residential uses not currently in sufficient supply such as modern apartments. Keystone Ranch is located across the northeastern section of the successful Keystone Pacific Business Park (itself a significant portion of the West Patterson Business Park that the Keystone Corporation entitled with the cooperation of the City of Patterson and the County of Stanislaus). Keystone Ranch's strategic location adjacent to the City and region's major business park will help with continued success in the business park by providing a variety of housing types available to employees in the park as well as other residents.

The proposed land uses and densities of Keystone Ranch are summarized in Exhibit "B" contained in the accompanying Master Preliminary Development Plan booklet.

Relationship to the Patterson General Plan.

The Keystone Ranch project, with approval of the proposed development entitlements, will be consistent with the Patterson General Plan and further the goals and objectives of the General Plan.

The General Plan amendment, pre-zoning and annexation for the Keystone Ranch project is justified by important policies promoted in the Patterson General Plan and other important public policy considerations. The amendment, pre-zone, and

annexation will assist in implementing these policies in the General Plan and from a broader public policy perspective.

Keystone Ranch's mix of housing product - including senior housing, apartments, and townhomes, along with more traditional single family homes - is directed at the City's desire to provide a "mix of housing products and densities serving the broadest range of households, incomes and ages" in Patterson as described in General Plan Policy CD-1.1 and LU-1.1. Keystone Ranch as a gated community provides for the "sense of personal safety" the City seeks in new neighborhoods. Id.

The Keystone Ranch project implements the City's holding category of Low Density Residential by proposing the General Plan amendment, pre-zone and annexation, and planned development contemplated by the Planned Development requirement in General Plan Policy LU-1.3. However, as a modestly sized residential addition adjacent to the current city limits, including adjacency partly with the Keystone Pacific Business Park, the Keystone Ranch project provides a small amount of housing on the west side of the City balancing the large Villages of Patterson project on the east side of Patterson where most of the residential development in Patterson will occur in the near term. The provision of a modest amount of new housing on the west side is necessary to continue Patterson's success in the West Patterson Business Park and the pioneering efforts of the Keystone Pacific Business Park which have made the City a major regional contender in economic development efforts.

By utilizing the LU-1.3 process, Patterson can balance its new housing stock with a project density higher than Low Density Residential which has significant benefits in minimizing conversion of prime agricultural lands while providing broad housing options not currently abundant in Patterson. A recurring consideration in potential new employers looking at Patterson to locate new facilities is a concern whether Patterson has a large enough residential base to provide the numbers of new employees needed in a regionally-significant business park. The Keystone Ranch project will allow the City to convince potential new employers that the City is committed to providing housing stock at a rate consistent with significant new hirings in Patterson. Without such a commitment, economic development efforts in Patterson will stall.

Land Use.

Keystone Ranch is a gated residential neighborhood of about 95 acres. Consequently the land uses within Keystone Ranch are limited to residential uses, complemented by a community center containing community and recreational amenities. The project will yield approximately 770 housing units of a variety of types including apartments, townhomes, senior, and single family residential. The project will bring to Patterson new residential products that have not been built before in the city but have found great success in other areas.

Parcel "A". Parcel "A" is a high density residential apartment complex located on 11.99 acres along Baldwin Road at the northwest corner of Keystone Ranch. Planned for Area "A" are 220 units resulting in a density of 18.35 units per acre.

Parcel "B". Parcel "B" is a high density residential attached multi-family complex consisting of 2-unit, 4-unit and 6-unit townhomes on 8.17 acres in the north central portion of Keystone Ranch. Planned for Area "B" are 110 units resulting in a density of 13.46 units per acre.

Parcel "C". Parcel "C" is a medium density single family detached subdivision on 12.55 acres in the northeast portion of Keystone Ranch. Planned for Area "C" are 116 lots resulting in a density of 9.24 per acre.

Parcel "D". Parcel "D" is a medium density single family detached subdivision on 15.58 acres in the southeast portion of Keystone Ranch. Planned for Area "D" are 85 lots resulting in a density of 5.46 per acre.

Parcel "E". Parcel "E" is a higher density senior housing project on 7.4 acres in the center of Keystone Ranch to the east of the community center. Planned for Area "E" are 75 units resulting in a density of 10.14 units per acre.

Parcel "F". Parcel "F" is a medium density single family detached subdivision on 17.52 acres in the southwest portion of Keystone Ranch. Planned for Area "F" are 164 lots resulting in a density of 9.36 per acre.

Common Area "1". Common Area "1" is a 3.94 acre parcel devoted to a community center containing community and recreational amenities for all of the project in the center of Keystone Ranch to the west of the senior housing.

Common Areas "2 - 4". Common Areas "2 - 4" total 10.16 acres and are composed of dual-use basins, associated open areas, and walking and biking trails that enhance the quality of life in Keystone Ranch.

Circulation Plan.

The Keystone Ranch Development Plan establishes the general layout and circulation of roadways within the project area. The project will have two entrances from Baldwin Avenue into the project. The entrances will have keypad activated gates to limit access into the project. A third entrance to be used by emergency vehicles only will be installed on the east side of the project that will align with existing Rose Avenue. The internal streets will be privately owned and maintained as part of an ownership association. Roadway facilities would be constructed with phases of construction.

Baldwin Avenue on the project exterior will be reconstructed to the City of Patterson standards for a collector street. In addition, there is a 40-foot strip of land owned by the West Stanislaus Irrigation District (WSID) on the east side of Baldwin Avenue. A 12-foot section of this WSID property will be utilized for the right of way required for the Baldwin Avenue street reconstruction. The remaining 28 feet will be used for constructing an irrigation pipeline to replace the open canal and a landscaping buffer will be installed.

The primary entrance road from Baldwin Avenue will be a 65-foot wide collector street that will include a separated 10-foot wide sidewalk/bike path. There will be traffic calming chokers installed at all intersections and mid block chokers installed at approximately 500 foot intervals to control speed within the project. The street will traverse the project site in an east/west direction from Baldwin Road to the irrigation canal on the east side of the project aligning with Rose Avenue. A box culvert will be constructed at the canal to allow emergency access.

The secondary entrance road from Baldwin Avenue will be a 60-foot wide collector street. The entrance road will intersect with the primary collector street utilizing a roundabout at the intersection. The internal streets will be a 42-foot residential street section.

The proposed circulation system is shown in Exhibit "3," Circulation Plan.

Dual Use Basin, Open Space/Trail, and Landscaping Concept.

The Preliminary Development Plan for Keystone Ranch includes an integrated dual use basin, open space/trail, and landscaping concept. The entire plan area is designed to encourage pedestrian and bicycle movement. The streetscape and attendant landscaping is intended to integrate with a network of bicycle and pedestrian paths and trails to promote walkability and provide aesthetically pleasing open spaces for the neighborhoods, and enhance the quality of life in Keystone Ranch.

The network of bicycle and pedestrian paths and trails allow for all the neighborhoods to have connectivity with all of the common areas.

The dual-use basins in Common Areas 2-4 allow for open space uses and act as storm water basins as needed during the wet, winter months.

Infrastructure Plan.

Water.

Based on the General Plan, implementation measure PS 15.h on page PS-18, the water system will be a “dual” water system: domestic and non potable. The annual water usage for the plan area is approximately 61 acre-feet.

The City of Patterson will provide potable water services for the plan area. The water supply distribution piping network will be looped into the City water system. The proposed system will connect to an existing water main in Baldwin Avenue and be constructed through the plan area to Rose Avenue. A new water main will be constructed in Rose Avenue to an existing water main in Ward Avenue to complete the loop. Internal water mains will also be constructed providing additional looping.

The City is currently served by deep wells. A study will be completed to determine if existing and currently planned wells will have adequate capacity to serve the project. If additional water is determined to be required the domestic water will be provided by constructing a well in the southeast side of the City capable of delivering the peak day demand and pumping to reservoirs for the distribution system. The development is located within Zone 1 of the City Domestic Water System.

The irrigation water will be supplied by non-potable shallow irrigation well located in the development area. It is assumed that the irrigation well will be constructed in one of the detention basin sites. The common areas will be interconnected through a non-potable purple pipe distribution system.

The proposed water distribution system is shown in Exhibit “4,” Water System Plan.

Sanitary Sewer.

The average sewage flow rate and the peak sewage flow rate from the proposed annexation area was calculated based on the sewage flow rates listed in the Wastewater Master Plan prepared by Lee & Ro, Inc. The flow rates are 55 gallons per capita per day for Residential use. The average flow was increased by 3% for Infiltration and 5% for quasi public facilities. A peaking factor of 2.7 was applied to the flow rates as per the Master Plan. The average flow rate was determined to be approximately 0.10 million gallons per day (MGD) and the peak flow rate was determined to be approximately 0.30 million gallons per day (MGD).

The sewage flow will be conveyed to the City of Patterson Sewage Treatment Plant via new sewer mains in Rose Avenue and Ward Avenue to an existing sewer main in Vicki

Lynn Lane. A section of the existing sewer main between Salado Creek and M Street will need to be reconstructed in 4th Street to accommodate the increased flow.

The capacity of the Patterson Sewage Treatment Plant will be expanded as per the Wastewater Master Plan.

The proposed sewer collection system is shown in Exhibit "5," Sanitary Sewer System Plan.

Storm Drainage.

Both the General Plan and General Plan EIR emphasized using basins for groundwater recharge. The proposed storm drainage system consists of 6 detention basins/groundwater recharge basins. Soils tests have been completed that located depths to a gravel layer in each basin that could provide potential recharge at the project site. Percolation tests were also completed to insure the storm drainage runoff could be disposed of through percolation. The storm water systems collect the drainage from the 7 watersheds with pipes and drain into basins.

The proposed water distribution system is shown in Exhibit "6," Storm Drainage System Plan.

###

EXHIBIT "1" LOCATION MAP



NOT TO SCALE

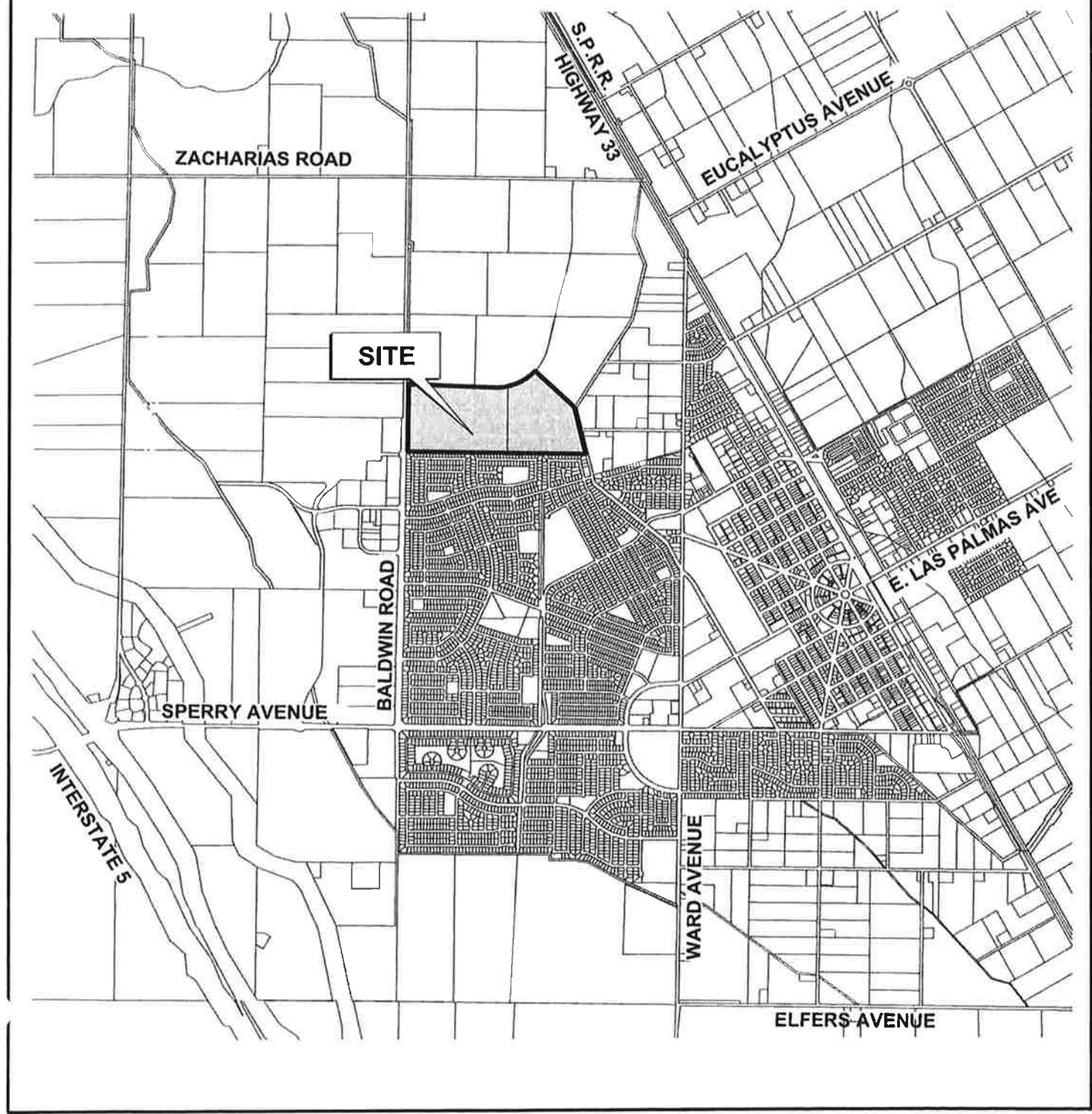


EXHIBIT "2"

LEGAL DESCRIPTION

EXHIBIT "2"
Legal Description for Keystone Ranch

Parcels 21 and 22 as shown on the map recorded in Book 53 of Parcel Maps, Page 53, Stanislaus County Records, lying in Section 24, Township 5, South, Range 7 East, Mount Diablo Meridian, situate in the County of Stanislaus, State of California, described as follows:

Beginning at the southwest corner of said Parcel 22, said point being on the east line of West Stanislaus Irrigation District Lateral 5S; thence along the boundary of said Parcels 22 and 21 the following six (6) courses:

- 1) North 00°13'00" East, 1296.95 feet;
- 2) South 88°04'35" East, 1641.00 feet to the beginning of a curve concave northwesterly, having a radius of 1000.00 feet;
- 3) along the arc of said curve through a central angle of 48°51'41", a distance of 852.79 feet;
- 4) South 46°56'16", 1020.60 feet;
- 5) South 13°58'19" East, 913.56 feet;
- 6) North 89°34'39" West along the south line of Parcels 21, 22 and said Section 24, 3375.49 feet to the point of beginning.

Contains 95.08 acres, more or less.

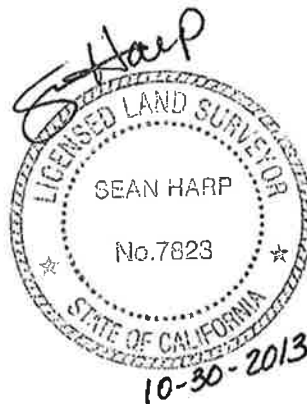


EXHIBIT "3"

CIRCULATION PLAN

Exhibit 3 : Circulation Plan

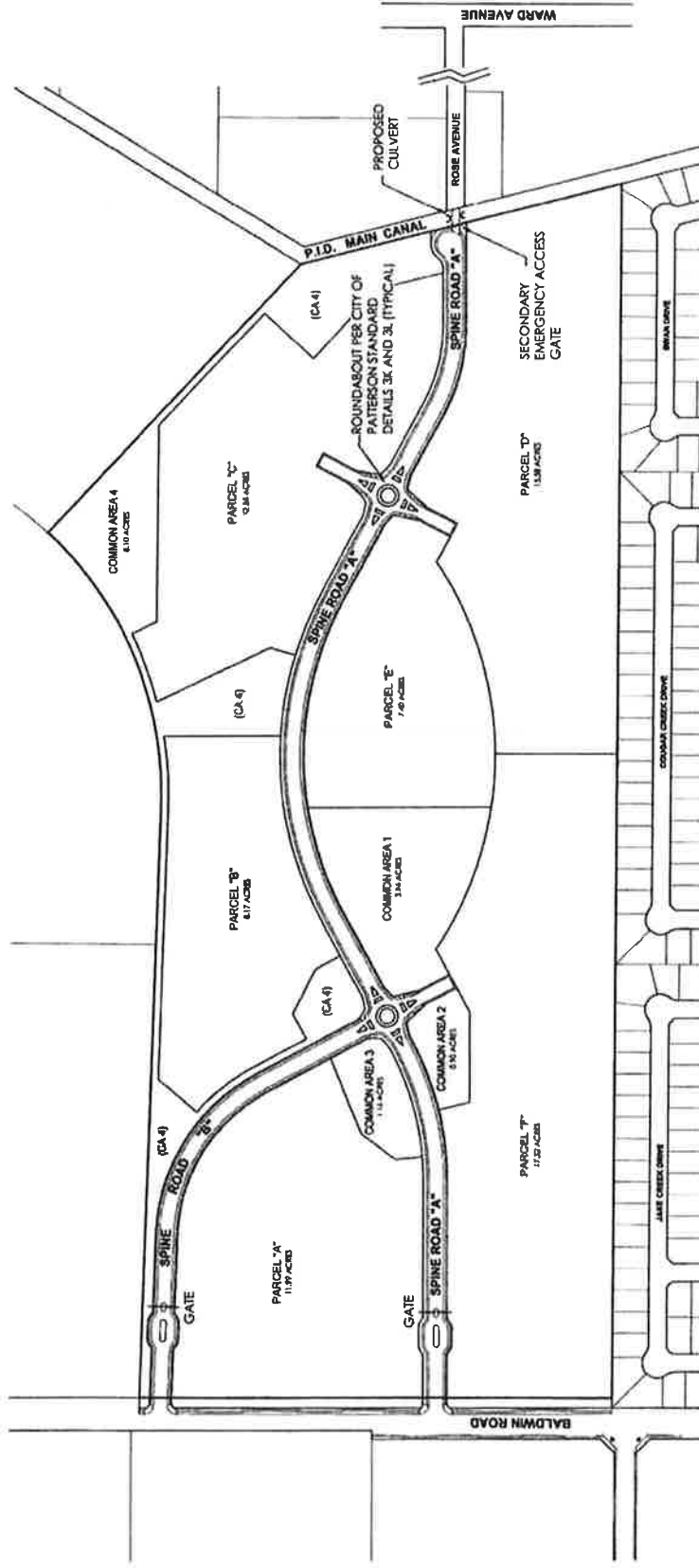
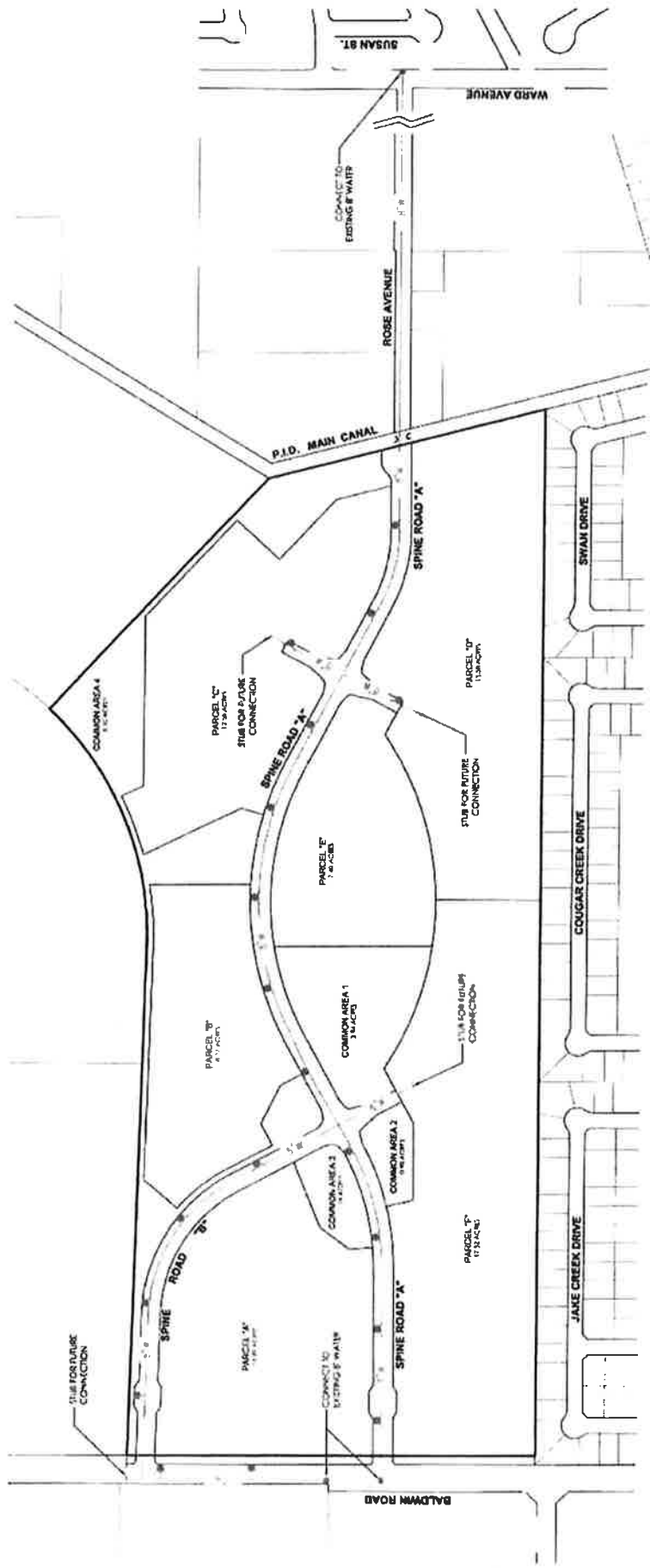


EXHIBIT "4"

WATER SYSTEM PLAN

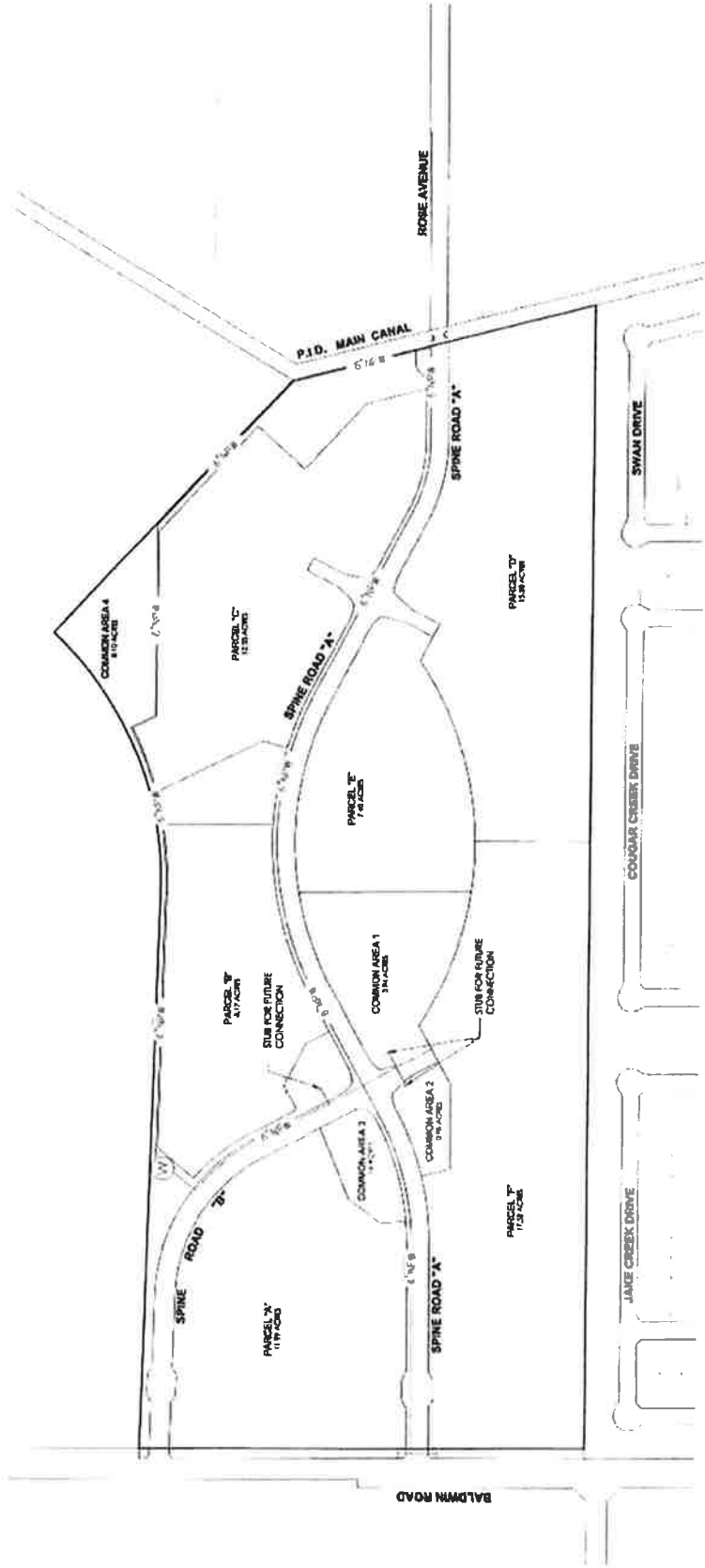
Exhibit 4: Water System Plan



- Legend**
- - - Proposed Looped Water Line
 - Existing Water Line
 - Proposed Fire Hydrant
 - Existing Fire Hydrant
 - Point of Connection



Exhibit 4 : Non-Potable Water System Plan



Legend
 - 6" NPS — Proposed Non-Potable Water Line
 (W) Proposed Irrigation Well

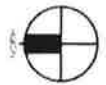


EXHIBIT "5"

SANITARY SEWER SYSTEM PLAN

Exhibit 5 : Sanitary Sewer System Plan

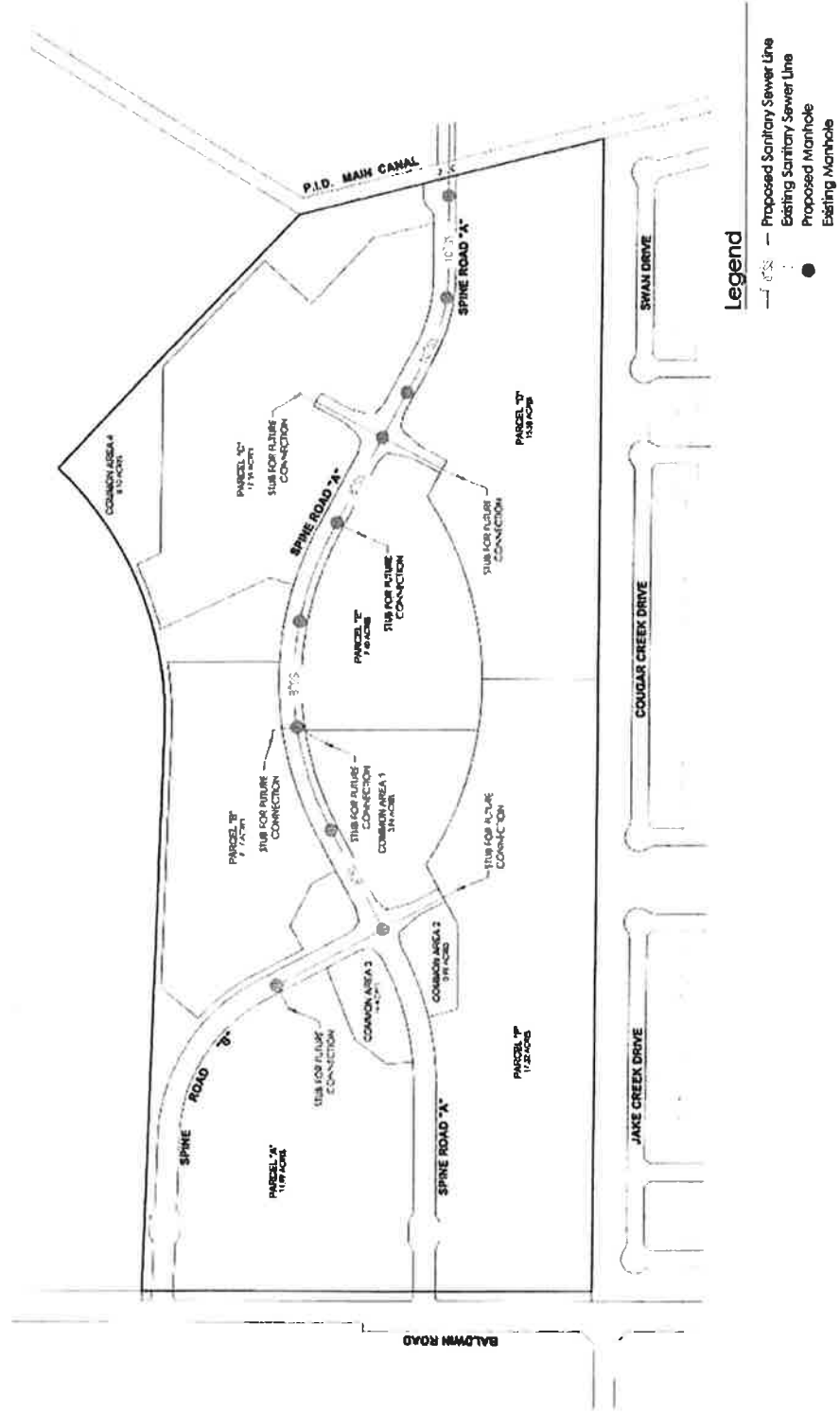
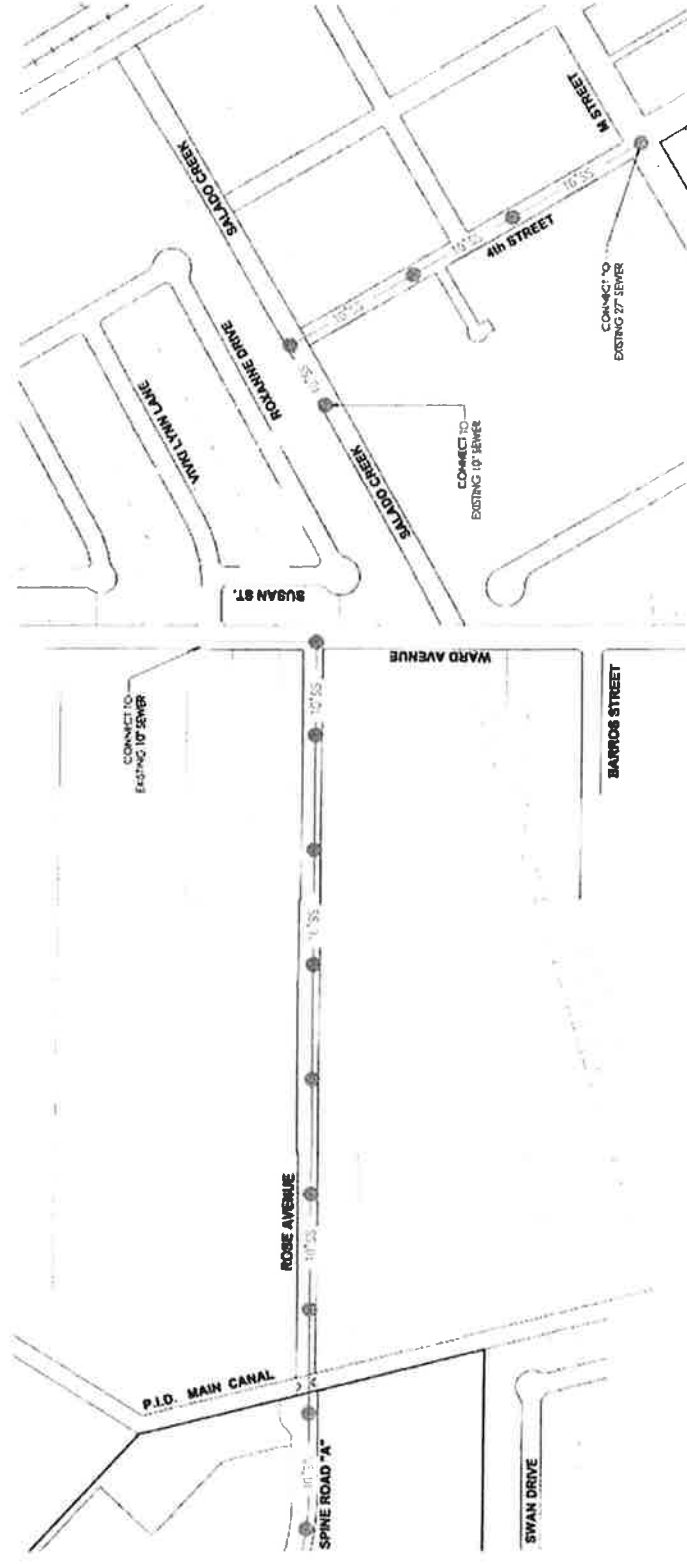


Exhibit 5 : Sanitary Sewer System Connection Plan



Legend

- Proposed Sanitary Sewer Line
- - - Existing Sanitary Sewer Line
- Proposed Manhole
- Existing Manhole



EXHIBIT "6"

STORM DRAINAGE SYSTEM PLAN

The proposed Crows Landing Airport is well suited to accommodate future increases in based aircraft and aircraft operations volumes. The number of projected future aircraft operations at Crows Landing Airport is not a major factor in the planning or design of improvements. The proposed runway/taxiway system is more than adequate to meet projected activity levels for the airport.

In terms of building area capacity, the proposed Crows Landing Airport includes a limited area that could be used for future aviation-related development. The airport's surrounding land uses could include aviation support, industrial (i.e., heavy industry, warehouse, and distribution facilities), business park, and logistics uses, which would include linkage to the adjacent railroad line.

Table 2-1 Activity Forecasts Crows Landing Airport				
Forecast	Opening	Year 5	Short-term (5 to 10 years)	Long-Range (11 to 20 years)
BASED AIRCRAFT				
Aircraft Type				
Single-Engine, Piston	10	13	15	25
Twin-Engine, Piston	0	2	2	5
Turboprop	0	0	2	7
Jets	0	0	1	3
Total Aircraft	10	15	20	40
Storage Demand				
Hangar Space	5	10	15	35
Apron	5	5	5	5
Total Aircraft	10	15	20	40
ANNUAL AIRCRAFT OPERATIONS				
Operations and Aircraft Mix				
Single-Engine, Piston Fixed-Pitch Prop	4,000	5,500	6,500	10,500
Twin-Engine, Piston		350	600	1,500
Turboprop		100	600	2,500
Jets		50	300	1,500
Total	4,000	6,000	8,000	16,000
Annual Aircraft Operations				
Local	3,000	4,000	5,000	7,000
Itinerant	1,000	2,000	3,000	9,000
Total Operations	4,000	6,000	8,000	16,000

Table 3-1 Airport Development Concepts Crows Landing Airport	
Phase	Development Concepts
At Opening: 0-5 Years	Airport Reference Code B-II <ul style="list-style-type: none"> ▪ One Portland cement concrete runway: Runway 11-29 (5,300' x 100') ▪ Full-length parallel taxiway on northeast side ▪ Unlighted runway –daytime use, visual flight rules (VFR) only ▪ Small airport operations office (e.g., modular unit) on existing concrete pavement ▪ Small aircraft parking apron with 5 tiedowns on existing concrete pavement fronting operations office ▪ Up to 10 privately financed hangars on County leases sited on existing concrete pavement ▪ All aeronautical support facilities to be sited on northeast side of Runway 11-29 (e.g., aprons, hangars) ▪ Perimeter fencing along Davis and Bell Roads and apron area
Short-term: 6-10 Years	Airport Reference Code B-II <ul style="list-style-type: none"> ▪ One Portland cement concrete runway: Runway 11-29 (5,300' x 100') ▪ Full-length parallel taxiway on northeast side ▪ Medium intensity runway lights, PAPI, rotating beacon ▪ Nonprecision instrument approach capability (GPS based) ▪ Basic aviation fuel services: 100LL via self-service from a skid-mount tank and maybe Jet-A via a refueler truck ▪ Wash rack facility, perhaps combined with fueling facility to allow sharing of filtration system ▪ Basic Fixed Base Operator (FBO) services: on-site presence, basic aircraft maintenance, and maybe an FBO hangar, little or no flight training by FBO anticipated ▪ Small terminal building (passenger waiting area, phone, restrooms, operations office), perhaps combined with FBO facilities ▪ Basic helicopter takeoff and landing area using existing hard-surface area southwest of Runway 11-29 may be acceptable ▪ Perimeter access road and perimeter fencing fully enclosing airport property ▪ Additional privately-developed aircraft storage hangars
Long-Range: 11-20 Years	Airport Reference Code C-II <ul style="list-style-type: none"> ▪ One Portland cement concrete runway: Runway 11-29 (6,300' x 100') ▪ New full-length parallel taxiway on northeast side of Runway 11-29 satisfying ARC C-II standards ▪ Medium intensity runway lights, PAPI, rotating beacon, approach lighting system ▪ Precision (GPS-based) instrument approach capability ▪ Aviation fuel services ▪ Additional Fixed Base Operator services (e.g., specialty aeronautical services; some flight training) ▪ A terminal building, likely combined with FBO facilities ▪ Enhanced heliport facility (e.g., takeoff and landing area, helicopter parking, FBO facility) ▪ Begin development of aeronautical support facilities (e.g., aprons, tiedowns, hangars) on southwest building area

* See Figures 3A through 3C for conceptual layouts

Table 3-2			
Airport Design Standards			
Crows Landing Airport			
Airfield Element	At Opening	Short-Term	Long-Range
Airport Property (acres)	372	No Change	583
Airport Reference Code (ARC)	B-II	No Change	C-II
Runway Design	At Opening	Short-Term	Long-Range
Runway Length	5,300'	No Change	6,300'
No. of Runways	1	No Change	No Change
Runway Safety Area (RSA) Length Beyond Runway End	300'	No Change	1,000'
Runway Safety Area Width	150'	No Change	500'
Object Free Zone (OFZ) Width	400'	No Change	No Change
Object Free Area (OFA) Width	500	No Change	800
Runway Protection Zone (RPZ) (inner width, outer width, length)	500' x 700' x 1,000'	No Change	1,000' x 1,750' x 2,500'
Runway markings	Basic	Non-precision	Precision
Approach and Landing Aids	At Opening	Short-Term	Long-Range
Approach Type	Visual	Non-precision (GPS-based)	Precision (GPS-based)
Approach Slope ¹	20:1	34:1	50:1
Primary Surface Width ¹	250'	500'	1,000'
Runway Lighting	None	MIRL/REIL ²	No Change
Approach Lights	None	None	MALSR ²
NAVAIDS ²	Segmented circle, unlit wind cones	Segmented circle, Lighted wind cones, Rotating Beacon, PAPI ²	No Change

Table 3-2			
Airport Design Standards Crows Landing Airport			
Taxiway Design	At Opening	Short-Term	Long-Range
No of parallel Taxiways (standard taxiway width)	1 (35')	No Change	1 ³ (35')
Taxiway Separation Distance ⁴	288'	No Change	400'
Taxiway Hold Line Distance ⁴	200'	No Change	250'
Other Design Factors	At Opening	Short-Term	Long-Range
Building Restriction Line ⁵	B-II:15' and 30'	No Change	C-II: 15' and 30'
Airplane Parking Line ⁶	66'	No Change	No Change
Hangar Units	10	15	35
Tiedown Spaces	5	No Change	No Change
Based Aircraft	15	20	40
Heliport	None	70' x 70'	No Change
Notes			
¹ Consistent with criteria established in Federal Aviation Regulation (FAR) Part 77, <i>Safe and Efficient Use of Navigable Airspace</i> . ² Definitions: Medium Intensity Runway Lights (MIRL); Runway end identifier lights (REIL); Navigational Aids (NAVAIDs); Precision Approach Path Indicator (PAPI); Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) ³ A new parallel taxiway to be constructed to meet FAA separation standards for ARC C-II runways ⁴ Distance measured from runway centerline ⁵ Building restriction line (BRL) separation from Runway Centerline: ARC B-II:15' = 355'; ARC B-II:30' = 460'; ARC C-II:15' = 605'; ARC C-II:30' = 710' ⁶ APL separation requirement from taxiway centerline Note: proposed design consistent with FAA airport design standards (FAA Advisory Circular 150/5300-13, Change 13, <i>Airport Design</i>).			

01314
7.4.

DISTRICT TRAINING December 2013 Report
Report executed 01/08/2014
User Status: Active/Offline
Paid: Volunteer



Assignment Type: All Assignments
Completion Dates: From 12/01/2013 To 12/31/2013

4 Gas Monitor Operations
Aerial Ladder
Driver Training
Emergency Ops
EMS
Fire Prevention
Fire Suppression
Firefighter II
Forcible Entry
Forklift Safety
Hose
Ladders
Management/Administration
nov.2013 minutes
oct 2013 minutes
Preventative Maintenance
SCBA
sept. minutes 2013
Technical Rescue

<i>TOTAL BY STATION</i>	<i>PAT</i>	<i>CL</i>	<i>NWM</i>	<i>WES/EL</i>
	304.5	12	71	49

DECEMBER 2013 TRAINING HR. GRAND TOTAL	436.5			
---	--------------	--	--	--
