

Fiscal Year 2026-27

# ENGINEER'S REPORT

## Ripon Consolidated Fire District

Fire Protection and Emergency Response Services  
Assessment

Pursuant to California Government Code Section  
50078 et seq., Health and Safety Code Section  
13914 and Article XIID of the California  
Constitution

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# Ripon Consolidated Fire District

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## Fire Chief

- Eric DeHart, Fire Chief

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## Introduction

The Ripon Consolidated Fire District (“Ripon Consolidated Fire”, “Fire District,” or “District”) provides fire protection, fire prevention, emergency medical services, and emergency response services to the community of Ripon and surrounding rural areas in San Joaquin County, California. The Fire District was formed in 1963 through the consolidation of the original Ripon Fire District, established in 1921, and the Ripon Rural Fire Protection District.

The Fire District is an independent special district governed by a five-member Board of Directors elected by the residents of the District. The Board is responsible for establishing policy and overseeing the provision of fire protection, emergency medical services, and related public safety operations within the District.

The Fire District covers approximately 56 square miles and serves a population of approximately 22,500 residents within and around the Ripon area. The District protects a diverse range of land uses including residential neighborhoods, commercial and industrial developments, transportation corridors including State Routes 99 and 120, agricultural lands, and areas along the Stanislaus River.

Ripon Consolidated FD responds to a wide variety of emergency incidents each year, including structure fires, vegetation and wildland fires, vehicle fires, traffic collisions, hazardous materials incidents, water rescue incidents, and emergency medical calls. In recent years, the District has responded to more than 2,800 calls annually, with the majority involving emergency medical service incidents.

The District operates two fire stations strategically located throughout the service area:

- Station 1 – 142 South Stockton Avenue, Ripon (staffed 24 hours per day)
- Station 3 – 1705 North Ripon Road (currently unstaffed)

Daily emergency operations are currently staffed from Station 1, which houses the District’s primary engine company and Advanced Life Support ambulance. The District employs approximately 19 full-time personnel, supported by reserve and volunteer firefighters who assist with emergency response and community services.

Due to funding limitations, the District is currently able to staff only one fire station on a full-time basis. As the community has grown and call volumes have increased, the ability to provide additional staffed resources has become increasingly important to maintain effective emergency response coverage throughout the District.

The proposed assessment district described in this Engineer's Report is intended to provide a stable and ongoing funding source for local fire protection and emergency response services. If approved, assessment funding would help support staffing for a second fire station, improving emergency response coverage and reducing response times to areas of the District that are currently farther from the staffed station.

The Fire District is currently funded through a portion of local property taxes and other limited revenue sources. However, these revenues have not kept pace with the increasing cost of providing modern fire protection and emergency medical services.

The cost of providing fire protection and emergency response services continues to rise each year due to increasing emergency call volumes, enhanced firefighter training requirements, and substantial increases in operational costs, including fuel, utilities, equipment, insurance, and personnel.

Competitive wages offered by other agencies have made it increasingly difficult for the Fire District to retain and attract qualified firefighters and paramedics. Additional funding would help support improved firefighter staffing levels, personnel retention, and the replacement and maintenance of essential firefighting apparatus and equipment.

Adequate staffing also helps ensure that the recommended number of personnel can arrive at the scene of an incident more quickly. Staffing levels and response capability are important factors in determining a community's rating by the Insurance Services Office (ISO), which can affect property insurance rates for residents and businesses. A negative change in ISO rating could result in higher insurance costs or reduced coverage availability for property owners.

Ripon Consolidated FD seeks to maintain a high level of fire protection and emergency response service by maintaining appropriate staffing levels, improving response capabilities, and replacing aging equipment and apparatus as necessary.

This Engineer's Report supports a proposed new assessment to enhance existing funding sources, associated services, and equipment, and to fund these improved services and equipment. The proposed rates for this assessment are shown in Table 1 below.

#### Table 1 – Proposed Assessment Rates

These proposed assessment rates, adjusted by the relative fire hazard zone factor and the relative travel time factor, are used to calculate the specific assessment for each parcel. These factors are explained in more detail in the Method of Apportionment section of this report.

This Engineer's Report (the "Report") was prepared to:

- Describe the fire suppression, safety, and emergency response services and equipment that would be funded by the assessments (the "Services")
- Establish a budget for the Services that would be funded by the assessments in Fiscal Year 2026–27
- Determine the special benefits received from the proposed Services by property within the Ripon Consolidated Fire District Assessment (the "Assessment District"), and
- Describe the method of apportionment to lots and parcels within the Assessment District.

This Report and the proposed assessments have been prepared in compliance with California Government Code Section 50078 et seq., California Health and Safety Code Section 13914, and Article XIID of the California Constitution.

The Assessment District is narrowly drawn to include only properties that directly receive the additional fire protection and prevention services provided by the assessment funds and are specially benefited from such Services. The Assessment Diagram included in this Report shows the boundaries of the Assessment District.

### Legal Analysis of Proposition 218

The proposed assessment complies with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Articles XIIC and XIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses of a public improvement that provide a special benefit to the assessed property.

Proposition 218 imposes a number of important requirements, including property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

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#### **Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space District (2008) 44 Cal.4th 431**

On July 14, 2008, the California Supreme Court issued its ruling in *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space District* ("Silicon Valley"). Several of the most important elements of the ruling are:

- Benefit assessments are for special, not general benefit

- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District

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**Dahms v. Downtown Pomona Property (2009) 174 Cal.App.4th 708**

On June 8, 2009, the Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court granted review and transferred the case back to the Court of Appeal for reconsideration in light of the Supreme Court's discussion in the *Silicon Valley* case. In *Dahms*, the Appellate Court then upheld the assessment that was 100% special benefit (i.e., 0% general benefit) holding that the services and improvements funded by the assessments were directly provided to property in the assessment District. The Court also upheld discounts and exemptions from the assessment for certain properties.

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**Bonander v. Town of Tiburon (2009) 46 Cal.4th 646**

On December 31, 2009, the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district, instead of each individual property's proportional special benefits.

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**Beutz v. County of Riverside (2010) 184 Cal.App.4th 1516**

On May 26, 2010, the California Court of Appeal issued its decision in *Steven Beutz v. County of Riverside ("Beutz")*. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

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**Golden Hill Neighborhood Association V. City of San Diego (2011) 199 Cal.App.4th 416**

On September 22, 2011, California Court of Appeal issued its decision in *Golden Hill Neighborhood Association v. City of San Diego*. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, as in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to document the basis for the assessment on city-owned parcels.

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**Compliance with Current Law**

This Engineer's Report is consistent with the requirements of Article XIIC and XIID of the California Constitution and with the *Silicon Valley* decision because the Services to be funded are clearly defined; the Services are available to and will be directly provided to all benefited property in the Assessment District; the Services provide a direct advantage to property in the Assessment District that would not be received in the absence of the assessment; and the Services are benefits that are over and above general benefits conferred on real property located in Ripon Consolidated FD or to the public at large by other public entities that make up the membership of Ripon Consolidated FD.

This Report is consistent with *Dahms* because, similar to the *Downtown Pomona* assessment validated in *Dahms*, the Services will be directly provided to property in the Assessment District. More specifically, as discussed hereafter, the Services afford benefits specifically unique and supplied only to property owners within the District, with a corresponding effect that is not shared by other parcels outside of the District or real property in general, including the public at large. While *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more generous separation and quantification of general benefits.

This Report is also consistent with *Bonander* because the Assessment has been apportioned based on the proportional special benefit to each property. Furthermore, the Assessment is consistent with *Beutz* and *Golden Hill* because the general benefits have been explicitly calculated, quantified, and excluded from the Assessment.

## Assessment Process

Following submittal of this Report to Ripon Consolidated FD for preliminary approval, the Ripon Consolidated FD Board of Directors (the “Board”) may, by Resolution, call for an assessment ballot proceeding and public hearing on the proposed establishment of a Fire Protection and Emergency Response Services Assessment.

If the Board approves such a Resolution, a Notice of Assessment and Assessment Ballot will be mailed to each property owner within the proposed Assessment District boundaries who will be subject to the proposed assessment. The Notice will include a description of the Services to be funded by the proposed assessment, the total amount of the proposed assessment and the amount chargeable to the owner’s parcel, the reasons for the proposed assessment and the basis upon which it was calculated, and an explanation of the process for submitting a ballot. Each Notice will also include a postage prepaid return envelope and a ballot on which the property owner may mark his or her approval or disapproval of the proposed assessment as well as affix his or her signature.

After the ballots are mailed to property owners in the Assessment District, a minimum 45-daytime period must be provided for the return of the assessment ballots. Following this balloting time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments. Ballots will be received if previously mailed and received by the public agency before the public hearing, or if physically submitted at the public hearing. At the public hearing, the public will have the opportunity to speak on the issue. The public hearing is currently scheduled for August 13, 2026. After receiving ballots and public comment, the public hearing will be continued until August 19, 2026.

If it is determined that the assessment ballots submitted in opposition to the proposed assessment do not exceed the assessment ballots submitted in favor of the assessment (weighted by the proportional financial obligation of the property for which ballots are submitted), the Board may approve the imposition of assessment for fiscal year 2026-27 and each fiscal year thereafter. If the assessment is confirmed and approved, the Board will order the levy of the assessment to be submitted to the San Joaquin County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2026-27. The levy and collection of the assessment would continue year-to-year until terminated by the Board.

The assessment authorized by the ballot proceeding would be for a maximum assessment rate of \$249.98 per single-family equivalent, increased each subsequent year by the Consumer Price Index for All Urban Consumers (CPI-U) for the West Region CPI as published for the month of December compared to December of the prior year, not to exceed 2.85% per year without a further vote or balloting process.

In each subsequent year for which the assessment will be continued, an updated proposed budget, assessment rate, and updated assessment roll listing all parcels and their proposed assessment for the upcoming fiscal year shall be prepared and considered by the Citizen Oversight Committee and the Board of Directors, subject to the maximum assessment rate and 2.85% consumer price index increase described in the ballot materials. If the assessment is confirmed and approved, the levies would be submitted to the San Joaquin County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2026-27.

## Description of Services

Ripon Consolidated Fire District provides a range of fire suppression, fire protection, fire prevention, emergency medical, and other emergency response services to properties within its boundaries.

This proposed benefit assessment would provide funding for several service improvements within the District to support fire suppression, emergency response, and related public safety operations. The proposed assessment revenue would primarily support increased firefighter staffing and training, including the staffing of a second fire station, as well as the staff necessary to provide effective emergency response services.

The proposed assessment would support the following major service areas:

- Increased Firefighter Staffing and Training – Funding would allow the District to increase staffing levels, including providing personnel necessary to staff an additional fire station, improving response coverage and reducing response times throughout the District. The funding would also support ongoing firefighter and paramedic training required to meet state and federal safety standards and maintain operational readiness.
- Improved Maintenance and Replacement of Apparatus and Equipment – Funding would support the ongoing maintenance, repair, and replacement of firefighting apparatus, vehicles, and emergency response equipment necessary to maintain reliable emergency service operations.

### The fire station are located at:

- Current Station, 142 South Stockton Avenue, Ripon (staffed 24 hours per day)
- Proposed Station to be funded: 1705 North Ripon Road (currently unstaffed)

The formula below describes the relationship between the final level of services, the baseline level of service based on existing funding, and the enhanced level of services funded by the assessment if it is approved. It should be noted, due to the fact that current operating costs are increasing at a faster rate than current funding sources, the baseline level of services is diminishing over time.

<i>Final Level of Service</i>	=	<i>Current and Diminishing Baseline Level of Service</i>	+	<i>Proposed Enhanced Level of Service</i>
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Below is a more detailed description of these improvements that are provided for the special benefit of property in the Assessment District.

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### **Increased Firefighting Staffing and Training**

Firefighting emergency response staffing levels are described colloquially in terms of “speed and weight,” with speed describing the response time and weight describing the number and types of personnel. Also, staffing levels are also commonly described in terms of the number of firefighting staff per fire truck and/or apparatus, such as “4 on an initial response” or “3 on an initial response.” The Fire District is satisfied with its response time (“speed”) but has determined that its staffing levels (“weight”) need to be improved.

Although there are many approaches to deploying firefighting staff, OSHA guidelines place strict requirements on operations, particularly when firefighters are required to enter potentially Immediately Dangerous to Life and Health (IDLH) environments such as structure fires. In these atmospheres, OSHA requires that personnel use self-contained breathing apparatus (SCBA), that a minimum of two firefighters work as a team inside the structure, and that a minimum of two firefighters be on standby outside the structure to provide assistance or perform rescue.

To meet the “2 in, 2 out” standard, the National Fire Protection Agency (NFPA) recommendation is four (4) personnel per apparatus in a community of this size and risk. As the District transitions from a single-station model to operating two fully staffed fire stations, the need for additional personnel is essential to maintain these standards at each location.

The District’s current staffing model is based on the operation of a single fire station. With the planned opening of a second station, personnel must be available to staff both stations simultaneously, ensuring that each responding apparatus meets NFPA recommendations and complies with OSHA safety requirements. Without additional staffing, the District will be unable to effectively and safely operate both stations at the same time.

The expansion to a two-station system will increase the District’s capacity to manage multiple and concurrent emergency incidents. However, this increased capacity is dependent on adequate staffing levels to support independent operations from each station while maintaining firefighter safety and operational effectiveness.

Increasing firefighter staffing levels will enhance compliance with NFPA and OSHA standards and provide improved protection of life and property throughout the District. Property owners within the proposed Assessment District will benefit from a higher level of service, increased operational capability, and improved overall emergency response readiness.

The proposed assessment is intended to fund the personnel and training necessary to support full-time, simultaneous staffing of both fire stations. These costs, including the staffing required to meet initial response standards, are reflected in the Table 2 Budget.

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### **Improved Maintenance and Replacement of Apparatus and Equipment**

Ripon Consolidated FD desires to ensure the maintenance, replacement, and acquisition of apparatus and equipment in order to maximize safety and effectiveness for fire suppression and emergency response operations. As the District expands to operate a second fire station, additional apparatus and equipment will be required to support service delivery from both locations.

Improved maintenance, timely replacement, and acquisition of necessary apparatus will significantly contribute to enhanced safety and protection of real property within the District. It should be noted that the need for apparatus and equipment funding will be ongoing, particularly as the District transitions from a single-station model to a two-station system.

If approved, the proposed assessment will provide dedicated annual funding to support the procurement, maintenance, and replacement of fire apparatus and related equipment necessary to ensure both stations are fully equipped and operational.

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### **Other Services and Supplies**

The budget shown in Table 2 includes and summarizes budget allocations for firefighter staffing and training, equipment and apparatus maintenance and replacement, capital repairs, equipment operation and maintenance, professional services, supplies and materials, utilities, and administration in support of Ripon Consolidated FD's operations.

## Cost and Budget

The following budget lists the proposed expenditures funded by the Assessment District in Fiscal Year 2026-27.

**Table 2 – Cost and Budget**

<b>Ripon Fire Protection District</b>	
<b>Estimate of Costs</b>	
<b>Fiscal Year 2026-27</b>	
Budget Item	Amount
Current Budget	\$4,643,084
Proposed Service, Appartus and Equipment Needs	
Staffing	\$1,567,395
General Operations	\$59,484
Apparatus & Equipment OPS	\$69,093
Special Dept Expnse	\$65,433
Administration	\$0
Contingency	\$0
Total Proposed Service Needs (a)	<u>\$1,761,405</u>
Total Service Needs (a)	\$6,404,489
Less: Est. Dedicated Revenue from Property Taxes & Other Sources (b)	\$4,644,573
Less: Contribution from the County	<u>\$0</u>
Est Total Revenue from Other Sources (General benefit contribution) (b)	<b>\$4,644,573</b>
Net Cost of Servicing to Assessment District (a-b) = (c)	<b>\$1,759,915</b>
Allowance for County Collection (\$1 per parcel) = (d)	<u>\$1,489</u>
Total Fire Suppression and Protection Services Budget (c-d) =(e)	<b>\$1,761,404</b>
Total Proposed Assessment Budget (g)	<b>\$1,761,404</b>
Effective Single Family Equivalent Benefit Units in Assessment District (h)	7,046.07
Proposed Assessment per Effective Single Family Equivalent Unit (SFE) (g/h+i)	<b>\$249.98</b>

The “Service Needs” cost estimates are presented in the budget table above for the 2026-27 fiscal year only but are based upon financial forecasting over a 5-year cycle and beyond. This forecasting concludes that these costs will likely persist consistently into the future. Consistent with the General Benefit requirement described later in this Report, at least 6% of the total cost of the Ripon Consolidated FD Fire Services must be funded from sources other than this proposed assessment to cover any general benefits from the Services. Therefore, the cost of services of \$1,761,404 funded by the proposed assessment can be funded exclusively through the assessment levy as a special benefit since the current Fire District contributions from its dedicated ad valorem property taxes and other sources revenue exceed approximately 72.52%. (\$4,644,573/\$6,404,486) of the total cost of Ripon Consolidated FD Fire Services, far in excess of

the above required 6% non-assessment general benefit funding requirements. The 72.52% funding is from property taxes and other sources. The Total SFEs are the sum of the assigned Single Family Equivalent units for each affected parcel based upon a parcel-by-parcel analysis of the service area consistent with the Method of Apportionment described later in the Report.

## Method of Apportionment

This section includes an explanation of the special benefits to be derived from the Services, the criteria for the expenditure of assessment funds, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District area consists of all Assessor Parcels within Ripon Consolidated FD boundaries. The method used for apportioning the assessment is based upon the proportional special benefits from the Services to be provided to the properties in the assessment area over and above general benefits conferred on real property or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

1. Identification of all benefit factors derived from the improved services
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit, location, property type, property characteristics, improvements on property and other supporting attributes

## Implementation of an Assessment for Fire Protection Services

California Government Code Section 50078 et. seq. allows agencies which provide fire suppression services, such as Ripon Consolidated FD, to levy assessments for fire suppression services. Section 50078 states the following:

*“Any local agency which provides fire suppression services directly or by contract with the state or a local agency may, by ordinance or by resolution adopted after notice and hearing, determine and levy an assessment for fire suppression services pursuant to this article.”*

In addition, California Government Code Section 50078.1 defines the term “fire suppression” as follows:

*“(c) “Fire suppression” includes firefighting and fire prevention, including, but not limited to, vegetation removal or management undertaken, in whole or in part, for the reduction of a fire hazard.”*

Therefore, the Services to be provided by the Assessment District fall within the scope of services that may be funded by assessments under the Code.

The assessment must be levied based on the special benefit to property. Special benefit means a particular and distinct benefit received by property over and above any general benefits conferred on real property located in the Assessment District or the public at large. With reference to the requirements for assessment, Section 50078.5 of the California Government Code states:

*"(b) The benefit assessment shall be levied on a parcel, class of improvement to property, or use of property basis, or a combination thereof, within the boundaries of the local agency, zone, or area of benefit."*

*"The assessment may be levied against any parcel, improvement, or use of property to which such services may be made available whether or not the service is actually used."*

Health and Safety Code Section 13914 states:

*A [fire protection] district may levy an assessment for fire suppression services pursuant to Article 3.6 (commencing with Section 50078) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.*

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A of the California Constitution.

The following two sections describe how and why the Fire Protection Services specially benefit properties. This special benefit is particular and distinct from its effect on other property, and other real property and the public at large do not share the special benefit.

## Overview of Special Benefits from Fire Protection Services

Special Benefit is defined in Article XIID of the California Constitution as a “particular and distinct benefit over and above general benefits.” The proposed services and improvements provide “particular and distinct” benefit because they are distinctly defined and described and are provided directly to the parcels within the Assessment District boundaries. The proposed services and improvements are “over and above general benefits” currently supplied by the Ripon Consolidated FD and other agencies.

Moreover, this assessment for fire protection services can be clearly contrasted with assessments for parks and recreation, or even open space, as addressed in *Silicon Valley*, because fire services are provided directly to individual parcels in the form of fire prevention and suppression; by contrast, property owners must travel from their properties to dispersed locations to fully enjoy the benefits of parks and open space.

In summary, real property located within the boundaries of the proposed Assessment District distinctly and directly benefits from increased safety and protection of real property and human life in the Assessment District.

## Description of Special Benefit From Fire Protection Services

In order to allocate the assessments, the special benefit arising from the Services that will be provided to property in the Assessment District has been identified and described below. This special benefit must confer a direct advantage to the assessed properties; otherwise it would be general benefit, as described further in this report.

The following special benefit confers to residential, commercial, industrial, institutional, and other lots and parcels resulting from the improved fire protection and emergency response services that will be provided in the Assessment District. This special benefit is summarized as follows:

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### **Increased safety and protection of real property assets for all property owners within the Assessment District.**

The proposed Assessments will fund improved fire suppression, prevention, protection, and emergency response services, and thereby can significantly reduce the risk of property damage, human injury, or death associated with fires within the Assessment District. Clearly, fire mitigation helps to protect and specifically benefits both improved properties and vacant properties in the Assessment District.

*"Fire is the largest single cause of property loss in the United States. In the last decade, fires have caused direct losses of more than \$120 billion and countless billions more in related cost."<sup>1</sup>*

*"Over 140,000 wildfires occurred on average each year, burning a total of almost 14.5 million acres. And since 1990, over 900 homes have been destroyed each year by wildfires."<sup>2</sup>*

*"The strategies and techniques to address fire risks in structures are known. When implemented, these means have proven effective in the reduction of losses."<sup>3</sup>*

The proposed improved fire suppression, prevention, protection, and emergency response services support this special benefit by providing the Fire District with the resources needed to protect real property from uncontrolled fires.

The proposed increased firefighting staffing supports this special benefit by providing needed personnel resources. For instance, current Occupational Safety and Health Administration (OSHA) regulations require that a minimum of four qualified personnel be available on scene before interior structural firefighting operations can be initiated in immediately dangerous to life or health (IDLH) environments, commonly referred to as the "2 In / 2 Out" requirement (29 CFR 1910.134(g)(4)).

This requirement places practical limitations on the ability of fire agencies to immediately initiate interior fire suppression activities when initial responding units are staffed with fewer than four personnel. In many cases, fire apparatus respond with two-person crews, requiring additional units to arrive before interior firefighting operations can safely begin in compliance with OSHA standards.

The proposed assessment would allow the Fire District to improve overall response staffing levels and resource availability, increasing the likelihood that sufficient personnel are assembled on scene more quickly to meet OSHA requirements and initiate interior fire suppression operations without delay.

Properties receive direct special benefit from this increased staffing because enhanced response capability reduces the time required to control structure fires, thereby limiting fire spread, reducing property damage, and improving life safety outcomes. For example, when only a two-person crew is initially available, interior firefighting operations may be delayed until additional personnel arrive, increasing the potential for fire growth and associated damages.

The increased firefighting staffing specifically satisfies the strict legal requirements established in the Silicon Valley Taxpayers' Assn., Inc. v. Santa Clara County Open Space Authority decision in that these Services are clearly defined, are available to and will be directly provided to all benefited property, and will provide a direct advantage that would not be received in the absence of the assessment.

### General Versus Special Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.”

In other words:

$$\text{Total Benefit} = \text{General Benefit} + \text{Special Benefit}$$

The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment, therefore, can fund special benefits but cannot fund general benefits.

Please note that the property owners of the parcels subject to the assessment *should not* and *cannot* be required to pay for the general benefits arising from the proposed service and equipment improvements – this is an essential assessment-payer-protection requirement of all Proposition 218-compliant assessments. In order to clearly and overwhelmingly satisfy this important requirement, the general benefit has been calculated in each step favoring its reasonable maximum to totally avoid any possibility that the total general benefit to be funded from other sources is under-calculated.

There is no statutory formula to calculate, quantify and separate general benefit in support of benefit assessment analysis. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct,” and are not “over and above” benefits received by other properties, or the public at large. *Silicon Valley* provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements. Again, in this Report, the general benefit is generously estimated and described, and then budgeted so that it is funded by sources other than the assessment. Although there is not an industry standard for this general benefit calculation, the three-component (plus an adjustment for emergency medical) approach shown in the formula below has been the most-widely used.

<p>1.) <i>Benefit to Real Property Outside the Assessment District</i></p> <p>+ 2.) <i>Benefit to Real Property Inside the Assessment District that is Indirect and Derivative</i></p> <p>+ 3.) <i>Benefit to the Public at Large</i></p> <p>+ <i>(Adjustment for Emergency Medical Services)</i></p>
<p>= <i>General Benefit</i></p>

Special benefit, on the other hand, is defined in the California Constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The *Silicon Valley* decision indicates that a special benefit is conferred to a property if the property “receives a direct advantage from the improvement (e.g., proximity to a park).” In this assessment, as noted previously, the improved Services are available when needed to all properties in the Assessment District, so the overwhelming proportion of the benefits conferred to property is special, and the benefits are only minimally received by property outside the Assessment District or the public at large.

## Calculating General Benefit

This section provides a measure of the general benefits from the assessments.

### 1.) Benefit to Property Outside the Assessment District

Properties within the Assessment District receive almost all of the special benefits from the Services because the Services will be provided solely in the Assessment District boundaries. (It should be noted that the Services may, at times, be used outside the Ripon Consolidated FD boundaries. However, this use is part of a mutual aid agreement and is offset, at least in part, by the provision of Services by other outside agencies within the Assessment District boundaries.)

Properties proximate to, but outside of, the boundaries of the Assessment District receive some benefit from the proposed Services due to some degree of indirectly reduced fire risk to their property. Specifically, the parcels immediately contiguous to Ripon Consolidated FD’s boundaries enjoy a reduction to the possibility of a fire “jumping” from an adjacent structure (within the Ripon Consolidated FD boundaries) because Ripon Consolidated FD controls structure fires within its boundaries. Because Ripon Consolidated FD’s primary role is directed towards structure fires, as opposed to wildland fires, and structure fires generally “jump” more slowly, it is reasonable to only consider

the directly adjacent, but outside, parcels. These are estimated to receive some benefit relative to parcels within the Assessment District, but they do not directly receive the improved fire protection resulting from the Services funded by the Assessments.

At the time the Assessment was proposed, the Engineer of Work, using the Geographic Information Systems, quantified the number of parcels proximate to the Assessment District boundary but outside the Assessment District, and thereby determined that there were approximately 195 directly adjacent properties. Further consideration of the types, use, location, and other attributes of the outside but proximate parcels is not warranted due to numeric insignificance, and would not materially increase the accuracy of this analysis:

*195 parcels outside Ripon Consolidated FPD but proximate to the District Boundaries*

**6761** *parcels in the Assessment District.*

**Calculation:**

*General Benefit to Property Outside the Assessment District =*

*195 / (6761+195) = 2.80%: ~ rounded to 3.0%*

It can reasonably be argued that properties protected inside, but near the Assessment District boundaries, are offset by similar fire protection provided outside, but near, the Assessment District's boundaries, through mutual aid agreements. However, this analysis uses the more generous approach of finding that 3.0% of the Services may be of general benefit to property outside the Assessment District and cannot be funded by this assessment.

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## **2.) Benefit to Property Inside the District that is *Indirect and Derivative***

In determining the proposed Assessment District area, Ripon Consolidated FD has been careful to only include parcels that will directly receive the benefit of the improved Services. All parcels will directly benefit from the use of the improved Services throughout the Assessment District in order to maintain the same improved level of fire suppression and protection throughout the area. Fire protection and suppression will be provided as needed throughout the area. The shared special benefit - reduced severity and number of fires - would be received on an equivalent basis by all parcels in the Assessment District due to the proposed increased funding. Furthermore, all parcels in the Assessment District would directly benefit from the ability to request or receive service from Ripon Consolidated FD and to have a Ripon Consolidated FD resource promptly respond directly to the parcel and address the owner's or resident's service need.

The *Silicon Valley* decision indicates that the fact that a benefit is conferred throughout the Assessment District area does not make the benefit general rather than special, so long as the Assessment District is narrowly drawn and limited to the parcels directly receiving shared special benefits from the service. This concept is particularly applicable in situations involving a landowner-approved assessment-funded extension or improvement of a local government service to benefit lands. This Report therefore concludes that, other than the general benefit to properties outside the Assessment District (discussed above) and to the public at large (discussed below), the general benefit from the fire protection services that is "indirect and derivative" is negligible.

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## **3.) Benefit To The Public At Large**

Because the Services directly serve and benefit all of the property in the Assessment District, any general benefit conferred on the public at large would be small.

The public at large uses the public highways, and when traveling in and through the Assessment District the public may benefit from the services without contributing to the assessment. Although the protection of this critical infrastructure is certainly a benefit to all the property within Ripon Consolidated FD, this protection is arguably "indirect and derivative" and possibly benefits people rather than property. A fair and appropriate measure of the general benefit to the public at large therefore is the amount of highway and throughway street area within the Assessment District relative to the overall land area. An analysis of maps of the Assessment District shows that approximately 0.16% of the land area in the Assessment District is covered by highways and throughway streets.

A 1.0% contribution therefore is a generous, fair, and appropriate measure of the general benefit to the public at large within the Assessment District and cannot be funded by this assessment.

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### **Adjustment to Account for Emergency Medical Services as General Benefit**

For the purposes of this Report, an additional adjustment has been made to the general benefits calculation to account for general benefits that may result from the District's rescue and emergency medical services ("EMS") associated with the proposed Services. (Limitations on the appropriateness of Proposition 218-compliant assessments to fund EMS is still debated - in any case, this assessment does not include funding for EMS). This assessment is designed to provide funding for fire protection and emergency response services, including fire-related and non-fire-related rescue and associated medical services. However, it is not designed to fund typical, non-fire/non-rescue medical calls (e.g., a cardiac arrest medical call).

Ripon Consolidated FD is authorized to provide EMS in addition to its primary responsibility of fire prevention and suppression. In fact, a significant portion of Ripon Consolidated FD's emergency service calls are associated with providing EMS. Nonetheless, the largest portion by far of the costs associated with operating Ripon Consolidated FD is support for fire suppression services as illustrated in Table 4, below.

Incremental costs associated with non-fire/non-rescue emergency medical service include almost exclusively the operating costs associated with transportation to such calls such as fuel and maintenance. For further clarification, these are costs that are only incurred because of EMS, and do not include fixed costs such as personnel who would be on active duty in any case as well (as the associated training) and would therefore be incurred in any event in satisfying Ripon Consolidated FD's primary responsibility of fire protection and suppression.

The proposed assessment, as indicated through this Report, will exclusively fund special benefits conferred upon the properties within Ripon Consolidated FD boundaries, while EMS is directly funded from Ripon Consolidated FD through non-assessment sources including property taxes. For purposes of this Report, EMS costs over and above those necessary for fire suppression have been treated as general benefits, and it is conceded that these general benefits may exist at the same percentage for the proposed Services as with the existing baseline services. Therefore, it can be concluded that Ripon Consolidated FD's services are 2.0% general as a result of providing EMS services. The engineer is requiring a 2% adjustment for this component.

### **Summary of General Benefits**

Using a sum of the measures of general benefit for the public at large and land outside the Assessment Area, we find that approximately 6% of the benefits conferred by the proposed Fire Protection and Emergency Response Assessment may be general in nature and must therefore be funded by sources other than the assessment.

**General Benefit Calculation**

$$\begin{aligned}
 & 3.0\% \quad (1. \text{ Outside the Assessment District - Adjacent parcels}) \\
 + & 0.0\% \quad (2. \text{ "Indirect and Derivative" Property within the Assessment District}) \\
 + & \underline{1.0\%} \quad (3. \text{ Public at Large}) \\
 = & 4.0\% \quad (\text{Subtotal of General Benefit}) \\
 \\ 
 + & \underline{2\%} \quad (\text{Emergency Medical Adjustment}) \\
 \\ 
 = & \underline{\underline{6.0\%}} \quad (\text{Total of General Benefits})
 \end{aligned}$$

The Assessment District's total budget for 2026-27 is \$6,404,489. Of this total assessment budget amount, the District will contribute \$4,644,573 which is more than 72.52% of the total budget from sources other than this proposed assessment including dedicated property taxes and the existing benefit assessment. This contribution constitutes significantly more than the 6% general benefits estimated by the Assessment Engineer, which must be paid for by non-assessment sources.

### Zones of Benefit

The Assessment District has been narrowly drawn. The assessments will fund improved fire protection services relatively uniformly throughout the Assessment District. Properties of similar type will receive essentially equivalent types of special benefit with reasonable, parcel-by-parcel adjustments for fire hazard zone and proximity to fire stations (as explained later in the Method of Assessment section), and no broad, widespread Zones of Benefit are needed. Instead, each parcel is subject to geographic factors, acting as effective individual mini zones.

The Assessment Area is extremely rural and includes a patchwork of areas of moderate fire risk. Further, travel by roadway throughout the Assessment Area is very limited, and travel times from stations to specific parcels vary greatly. Accordingly, in lieu of traditional Zones of Benefits, the specific benefit of each parcel is individually calculated and adjusted for both fire risk zone and response travel time.

## Assessment Apportionment

The Assessment Engineer determined that the appropriate method of assessment should be based on the type of property, the relative risk of fire by type of property, the relative fire hazard zone factor, the relative travel time factor, the relative size of the property, and the relative damage value (replacement cost) of fires by property type. This method is further described below.

## Method of Assessment

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a "benchmark" property, a single family detached dwelling on one parcel (one "Single Family Equivalent Benefit Unit" or "SFE").

This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. In this Report, all properties are assigned an SFE value, which is each property's relative benefit in relation to the benefit received by a single family home on one parcel.

The relative benefit to properties from fire related services is:

### Equation 1 – Relative Special Benefit to Properties

**Special Benefit =**

**$\Sigma(\text{Fire Risk Factors}) * \Sigma(\text{Structure Replacement Factors}) * \Sigma(\text{Location/Topography Factors})$**

Simply put, the special benefit conferred to property is the product of the fire risk, the structure replacement costs and the location and topographic factors.

Typically, the development of the rate methodology for fire assessments is based upon fire risk and structure value. However, in this case, due to the particular nature of Ripon Consolidated FD fire hazards and terrain, two additional factors (Fire Hazard Zone and Proximity (Travel Time)) were added in support of a uniquely rigorous and detailed, parcel-by-parcel development of rate and assessment.

For example, by this formula, a hypothetical parcel used for a high fire risk operation (i.e., a fireworks factory), with high value structures, in a high fire hazard zone and very close to a fire station, receives a high amount of special benefit. Conversely, a vacant lot not in a high fire hazard area and a long way from a fire station would receive far less special benefit. It follows that the special benefit, and accordingly, the assessment amount, should be calculated and assigned consistent with this logic.

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### Overview of Approach

Each parcel is evaluated, and the special benefit is calculated using 4 attribute criteria:

Risk and Replacement Factors:

- |                                 |               |
|---------------------------------|---------------|
| 1.) Fire Risk                   | (see Table 3) |
| 2.) Structure Replacement Value | (see Table 4) |

These factors are summarized in Table 5

Location and Topography Adjustments:

- |   |               |
|---|---------------|
| 3.) Location and Topography - Hazard Zone             | (see Table 6) |
| 4.) Location and Topography - Proximity (Travel Time) | (see Table 7) |

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### Overview of Normalization in Adjustments in Multi-Attribute Analysis

One of the greatest engineering challenges in modeling and calculating special benefit on a specific parcel is the need to balance the effect of various attributes in a multi-attribute analysis. In this case, the special benefit method of apportionment is based upon four different attributes and each must be “weighted” to affect the overall special benefit calculation in a reasonable way, commensurate with their effect on the overall special benefit. The general approach taken is to adjust each attribute value towards a reasonable proportion of 1, such that it is consistent with the base unit of 1 Single Family Equivalent. See the “Area Adjustment Factor” used in Table 6 and the Impact Factor used in Tables 8 and 9.

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#### 1.) Fire Risk Factors

This fire risk is based upon the specific parcel type and use, including use of structure (e.g., used for cooking), type of structure (centralized heating), etc.

The National Fire Protection Association (“NFPA”), one of the preeminent authorities on fire protection in the United States, publishes the Structure Fires by Occupancy Annual Averages Report. This report comprehensively tabulates the number of fires for each classification of property type within the United States. Our analysis uses the Structure Fires by Occupancy Annual Averages from 2015-2019 Report and the 2018-2022 Report and serves as a reasonable and rational basis to determine fire risk.

The percentage of fires for each property is then divided by the total number of that property type to determine un-normalized fire risk factors. Finally, the risk factors are normalized based upon a factor of 1.00 for a single-family property. Table 5 below tabulates the Fire Risk Factors for each property type.

**Table 3 – Normalized Fire Risk Factors**

<b>Property Type</b>	<b>Percentage of Study Units(a)</b>	<b>Percentage of Fires(b)</b>	<b>Risk Factor(b/a)</b>	<b>Normalized Risk Factor</b>
Single Family	68.2%	58.9%	0.8640	1.0000
Multi-Family	15.5%	23.4%	1.5028	1.7394
Commercial/Industrial	3.3%	8.8%	2.6982	3.1230
Office	0.6%	1.0%	1.5861	1.8358
Storage	0.6%	2.5%	4.4027	5.0959
Parking Lot(1)	NA	NA	0.0000	0.4439
Vacant	8.8%	3.4%	0.3836	0.4439
Agriculture - non irrigated	1.2%	0.7%	0.5906	0.6836
Agriculture - irrigated	0.3%	0.2%	0.5906	0.6836
Range Land & Open Space	1.4%	1.1%	0.7688	0.8898

Structure Fires by Occupancy 2015-2019 Annual Averages and 2018-2022 Annual Averages, NFPA, and an analysis of the percentage of properties by property type in the State of California by SCI.

(1) This study did not provide sufficient analysis to develop risk factors for parking lots, so the vacant property type is used as a proxy.

The effect of installed fire sprinklers on the special benefit received from the proposed services must be tempered by the fact that many factors including fire type, weather, roofing material, building materials response time, defensible space, use of working smoke detectors, type of windows, maintenance of sprinkler system, etc. likely more significantly affect fire protection. These factors are incorporated into our analysis. Sprinklers have been required for commercial parcels for many years, so that element is already incorporated into our risk analysis. However, more recently, sprinklers for new and renovated residential structures have become required. Special cases will be considered as part of the standard appeals process described later in this Report.

## 2.) Structure Replacement Value Factors

The relative value of different property types was evaluated within the District to determine the Structure Replacement Value Factor according to the following formula:

### Equation 2 – Structure Replacement Value Factors

**Structure Replacement Value =**

Normalized: [((Structure Weighting Factor \* (Average Improved Value)) +

((Land Weighting Factor \* (Average Land Value))] \* Area Adjustment Factor

Where:

- “Structure Weighting Factor” = 10 to “weight” relative importance of structure over land.
- “Average Improved Value” is average of value of all structures and improvements.
- “Normalized:[ ]” process is required to adjust the Structure Replacement Value factor as compared to a Single Family property type. The calculated structure replacement value for a specific property type is divided by the structure replacement value for a single family property type – and then it is multiplied by the area adjustment factor.
- Area Adjustment Factor adjusts for various average parcel size as compared to an average single family residence and only affects multi-family parcels for the service area. Hence, the adjustment factor is 0.497 for multi-family parcels and 1.0 (e.g., no effect) for all other property use types.
- “Land Weighting Factor” = 1
- “Average Land Value” is average of value of all land per property type

Table 6 below is a tabulation of the structure replacement values for each property type as defined by Equation 2, on the previous page.

**Table 4 – Structure Replacement Factors**

Property Type	Average Improvement Values (a)	Average Land Values (b)	Adjusted, Weighted Normalized Replacement Value Factor	Unit
Single Family	\$821,059	\$131,834.03	1.0000	each
Multi-Family	\$408,314	\$57,554.31	0.2468	res unit
Commercial/Industrial	\$1,268,815	\$460,987.94	1.1821	acre
Office	\$1,774,931	\$763,075.97	1.6643	acre
Storage	\$1,615,836	\$361,621.69	0.9901	acre
Parking Lot	\$194,887	\$533,081.65	0.2975	acre
Vacant	\$34,401	\$371,081.98	0.3318	each
Agriculture - non irrigated	\$10,335	\$30,241.42	0.0160	acre
Agriculture - Irrigated	\$2,306	\$14,333.79	0.0045	acre
Range Land & Open Space	\$5,558	\$3,914.91	0.0071	acre

- (a) and (b) values derived from an analysis of the 2025 San Joaquin County Assessor records.

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### Summary of Risk and Replacement Factors

Per Equation 1, the relative special benefit for each property type (the “SFE” or “Single Family Equivalent” Benefit Units) is determined as the product of the normalized Fire Risk Factors and the normalized Structure Replacement Value Factors. Table 7, below, summarizes the benefit for each property type.

Note that to derive an actual Assessment amount, each of these values needs to be then multiplied by the parcel specific Fire Hazard Zone Risk Factors and Proximity (Travel Time) Risk Factors in Tables 8 and 9, below.

**Table 5 – Benefit Summary per Property Type**

Property Type	Fire Risk Factors	Replacement		Unit
		Cost Factors	SFE Factors	
Single Family	1.0000	1.0000	1.0000	each
Multi-Family	1.7394	0.2468	0.4293	res unit
Commercial/Industrial	3.1230	1.1821	1.8459	half acre
Office	1.8358	1.6643	1.5277	half acre
Storage	5.0959	0.9901	2.5228	half acre
Parking Lot	0.4439	0.2975	0.1321	each
Vacant	0.4439	0.3318	0.1473	each
Agriculture - non irrigated	0.6836	0.0160	0.0109	acre
Agriculture - irrigated	0.6836	0.0045	0.0031	acre
Range Land & Open Space	0.8898	0.0071	0.0063	acre

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### Residential Properties

All improved residential properties with a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Residential properties on parcels that are larger than one acre receive additional benefit and are assigned additional SFEs on an “Agricultural/Rangeland” basis. Detached or attached houses, zero lot-line houses and town homes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the Services in proportion to the number of dwelling units that occupy each property. The relative benefit for multi-family properties was determined per Equation 1 to be 0.4293 SFEs per residential unit. This rate applies to condominiums as well.

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### **Commercial/Industrial, Storage & Office Properties**

Commercial and industrial properties are assigned benefit units per acre, since there is a relationship between parcel size, structure size and relative benefits. The relative benefit for commercial and industrial properties was determined per Equation 1 to be 1.8459 SFEs per half an acre or portion thereof. The relative benefit for office properties was determined per Equation 1 to be 1.5277 SFEs per half an acre or portion thereof. The relative benefit for storage properties was determined per Equation 1 to be 2.5228 SFEs per half an acre or portion thereof.

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### **Vacant and Undeveloped Properties**

The relative benefit for vacant properties was determined per Equation 1 to be 0.1473 SFEs per parcel. The relative benefit for stand-alone parking lots was determined per Equation 1 to be 0.1321 SFEs per parcel.

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### **Rangeland & Open Space Properties**

The relative benefit for range land & open space properties was determined per Equation 1 to be 0.0063 SFEs per acre or portion thereof. (This group includes TPZ parcels.)

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### **Non-Irrigated Agricultural Properties**

The relative benefit for agricultural properties requires additional analysis, as required by Government Code 50078 et. seq and the unique aspects of agricultural properties within the boundaries. This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors which reflect the benefit to the land resulting from the fire suppression service provided. Agricultural properties have been analyzed for fire risk and replacement cost per Equation 1. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0109 SFEs per acre or portion thereof.

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### **Irrigated Agricultural Properties**

This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors which reflect the benefit to the land resulting from the fire suppression service provided. Irrigated agricultural properties have been analyzed for fire risk and replacement cost per Equation 1, with particular consideration given to the reduced presence of dry vegetative fuel loads due to regular irrigation and land management practices. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0031 SFEs per acre or portion thereof.

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### Other Properties

Properties that do not fit within the major categories described above have been individually reviewed and the special benefit has been individually calculated. These properties are primarily mixed-use properties with the relative special benefit calculated from the relative proportion of each of the underlying property uses.

Article XIID, Section 4 of the California Constitution states that publicly owned properties shall not be exempt from assessment unless there is clear and convincing evidence that those properties receive no special benefit.

All public properties that are specially benefited are assessed. Publicly owned property that is used for purposes similar to private residential, commercial, industrial, or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small, and other parcels such as roads, and right-of-way parcels typically do not have significant risk of fire damage. Moreover, for common area parcels, the fire benefits are assigned to the other improved parcels in the project that share common ownership of the common area. These miscellaneous parcels receive minimal benefit from the Services and are assessed an SFE benefit factor of 0.

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### 3.) Fire Hazard Zone Risk Factors

CAL FIRE works with local agencies to study various fire risk factors throughout rural California including terrain, vegetation, fuel load, wind, weather, etc. and designates specific geographic areas according to fire risk. Within the Assessment Area certain areas are designated as Very High, High, or Moderate as well as areas that do not fall into any of these zones ("None"). Accordingly, parcels receive higher special benefit from the fire protection and emergency response services if they are higher risk zones.

Refer to Appendix A for a diagram of the Fire Hazard Areas in Ripon Consolidated FD.

Table 8 shows the normalized Fire Hazard Risk Factor for each fire risk zone.

**Table 6 – Fire Hazard Zone Risk Factors**

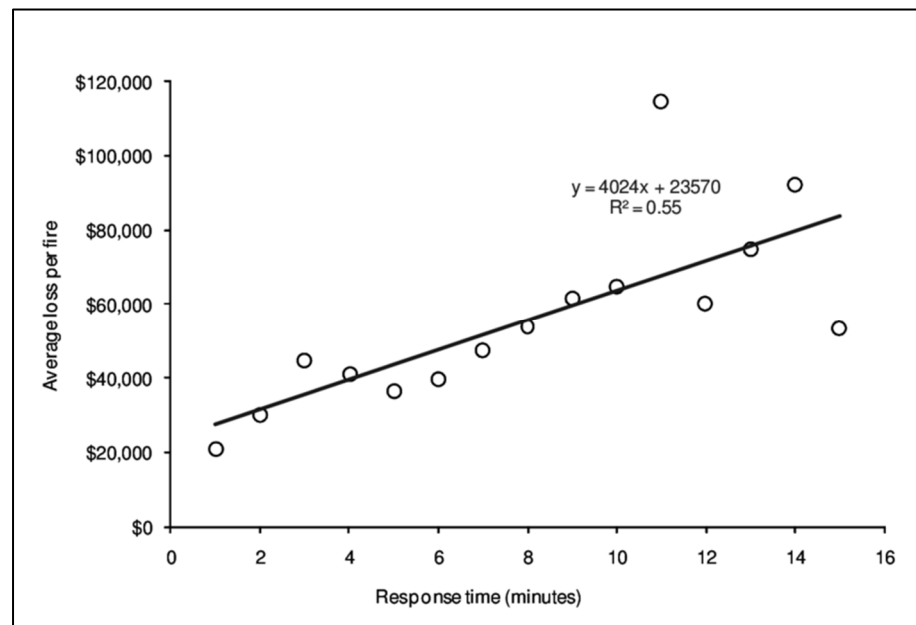
Fire Hazard Zone	Score	Impact Effect	Normalized Fire Hazard Zone Factor
Very High	2	120	1.20
HC	1.2	112	1.12
HM	1	110	1.10
None	0	100	1

The Score is relative special benefit conferred for each risk zone. The Impact Factor is the relative weight for this risk factor on the overall special benefit calculation, and is the Score multiplied by 10 and added to the base value of 100.

#### 4.) Proximity (Travel Time) Risk Factors

Timely response is a critical factor in responding to emergency calls to ensure the safety of people and protection of property. Numerous studies have confirmed this well-established understanding and the results of one such study is included with this Report. The graph below shows the linear function relationship ranking between response time and loss in dollars. Accordingly, parcels that are closer to a fire station require a shorter travel time for response, and receive a higher level of special benefit than parcels with a longer travel time.

Travel Time versus Property Loss



Source: Neil Challands "The Relationships Between Fire Service Response Time and Fire Outcomes," Fire Technology, July 2010.

Travel time from the fire station to each parcel was calculated and analyzed using Geographical Information Systems.

Refer to Appendix B for a diagram of the Response Areas Travel Time in Ripon Consolidated FD.

Table 9 below shows the relative normalized value of travel time

**Table 7 – Travel Time Premium Factor**

Travel Time	Score (\$)	Impact Effect	Normalized Travel Time Factor
<5	43,690	138	1.00
5 to 10	63,810	126	0.91
11-15	83,930	120	0.87
16-20	104,050	116	0.84
20+	124,170	114	0.82

### Assessments Calculation

Each parcel's assessment is calculated by multiplying the assessment rate by the SFE benefit factor (Table 5), fire hazard zone factor (Table 6) and travel time premium factor (Table 7):

#### Example Calculations

**Case #1:** Single Family Residence in Very High Hazard Zone with a 5-10 minute Travel Time

Assessment Rate = Annual Base SFE Rate \* 1.000 (from table 5) \* 1.20 (from table 6)

\* 0.91 (from table 7) = 1.092 \* Annual Base SFE Rate

**Case #2:** Single Family Residence in Moderate Hazard Zone with a 20+ minute Travel Time

Assessment Rate = Annual Base SFE Rate \* 1.000 (from table 5) \* 1.10 (from table 6)

\* 0.82 (from table 7) = 0.902 \* Annual Base SFE Rate

**Case #3:** Commercial Property on 2 Acres in Very High Hazard Zone with a 16-20 minute Travel Time

Assessment Rate = Annual Base SFE Rate \* 1.5277 (from table 5) \* 4 (2 acres)\* 1.20 (from table 6) \* 0.84 (from table 7) = 8.1508 \* Annual Base SFE Rate

**Case #4:** Vacant Lot in a Moderate Hazard Zone with a <3 minute Travel Time

Assessment Rate = Annual Base SFE Rate \* .1473 (from table 5) \* 1.10 (from table 6)

\* 1.00 (from table 7) = 0.16203\* Annual Base SFE Rate

Annual Base SFE Rate = \$249.98 for 2026-27

### Government Code § 53759.1 and 53759.2

AB 2257, effective January 1, 2025, codifies Government Code §§ 53759.1 and 53759.2. Government Code § 53759.1 authorizes public agencies to implement an exhaustion of administrative remedies requirement in the context of a proposed Proposition 218 property related fee or assessment. If the local agency complies with certain specified requirements, property owners are required to submit a written objection regarding a proposed property related fee or assessment during the ratemaking process and by a specified deadline no less than 45 days after mailing of notice pursuant to Proposition 218, and prohibited from challenging the property related fee or assessment in litigation if they did not submit a timely written objection. To implement this requirement, the local agency is required, among other things, to prepare written responses to the timely submitted objections and present them to the local agency governing body, which will make certain specified determinations prior to the close of the Proposition 218 protest hearing. This process is intended to run concurrently with the Proposition 218 timeline and does not impact a property owner's ability to submit a protest pursuant to Proposition 218.

Government Code § 53759.2 specifies the scope of a Court's review of the administrative record of the underlying ratemaking proceeding, if the local agency complied with Government Code § 53759.1 in adopting the property related fee or assessment being challenged.

Ripon Consolidated FD intends to comply with and implement Government Code § 53759.1 with respect to the proposed assessment. Property owners will be informed of the deadline and process to submit a written objection, and other dates related to Ripon Consolidated FD's compliance with this provision.

## Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment or for any other reason, may file a written appeal with the Ripon Consolidated FD Fire Chief, or his or her designee. Any such appeal is limited to correction of an assessment during the then current fiscal year. Upon the filing of any such appeal, the Chief, or his or her designee, will promptly review the appeal and any information provided by the property owner. If the Chief, or his or her designee, finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Chief, or his or her designee, is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the Chief, or his or her designee, shall be referred to the Ripon Consolidated FD Board of Directors; the decision of the Board shall be final.

## Additional Background on Relative Benefit

When property owners decide how to cast their ballot for a proposed assessment, each property owner should weigh the perceived value of the Services proposed to them and their property against the proposed cost of the assessment to their property. If property owners of a certain type of property are either opposed or in support of the assessment in much greater percentages than owners of other property types, this is an indication that, as a group, these property owners perceive that the proposed assessment has relatively higher or lower “utility” or value to their property relative to owners of other property types. One can also infer from these hypothetical ballot results, that the apportionment of benefit (and assessments) was too high or too low for that property type. In other words, property owners, by their balloting, ultimately indicate if they perceive the special benefits to their property to exceed the cost of the assessment, and, as a group, whether the determined level of benefit and proposed assessment (the benefit apportionment made by the Assessment Engineer) is consistent with the level of benefits perceived by the owners of their type of property relative to the owners of other types of property.

## Criteria and Policies

This sub-section describes the criteria that shall govern the expenditure of assessment funds and ensures equal levels of benefit for properties of similar type. The criteria established in this Report cannot be substantially modified; however, the Board may adopt additional criteria to further clarify certain criteria or policies established in this Report, or to establish additional criteria or policies that do not conflict with this Report.

## Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2026-27 and continued every year thereafter, so long as the risk of fire on property in the Assessment District remains in existence and Ripon Consolidated FD Fire requires funding from the Assessment for improved fire protection and suppression services. As noted previously, if the Assessment and the duration of the Assessment are approved by property owners in an assessment ballot proceeding, the Assessment can be imposed and continued annually after the Board approves an annually updated budget and rate for the Assessment. In addition, the Board must hold an annual public hearing to continue the Assessment.

## Assessment

**WHEREAS**, the Board of Directors of the Ripon Consolidated Fire District formed the Fire Protection and Emergency Response Services Assessment District and is proceeding with the proposed levy of assessments under California Government Code sections 50078 et seq. (the “Code”) and Article XIII D of the California Constitution (the “Article”);

**WHEREAS**, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment District and an allocation of the estimated costs of the Services upon all assessable parcels within the Assessment District;

**NOW, THEREFORE**, the undersigned hereby recommends the following assessment to cover the estimated cost of said Services, including incidental costs.

The amount to be paid for said Services and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2026-27 is generally as follows:

**Table 8 – Summary Cost Estimate**

FISCAL YEAR 2026-27 BUDGET	
Total for Servicing	\$6,404,489
Contributions from Other Sources	\$4,644,573
Total Allowance for Collections	\$1,489
Total Fire Suppression & Protection Services Budget	\$1,761,404

An Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in said Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said Services, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the Services, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment may increase in future years by an amount equal to the annual change in the Consumer Price Index for All Urban Consumers in the West Region, not to exceed 2.85% per year without a further vote or balloting process.


Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of San Joaquin County for the fiscal year 2026-27. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of San Joaquin County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the said Assessment District.

Dated: April 17, 2026

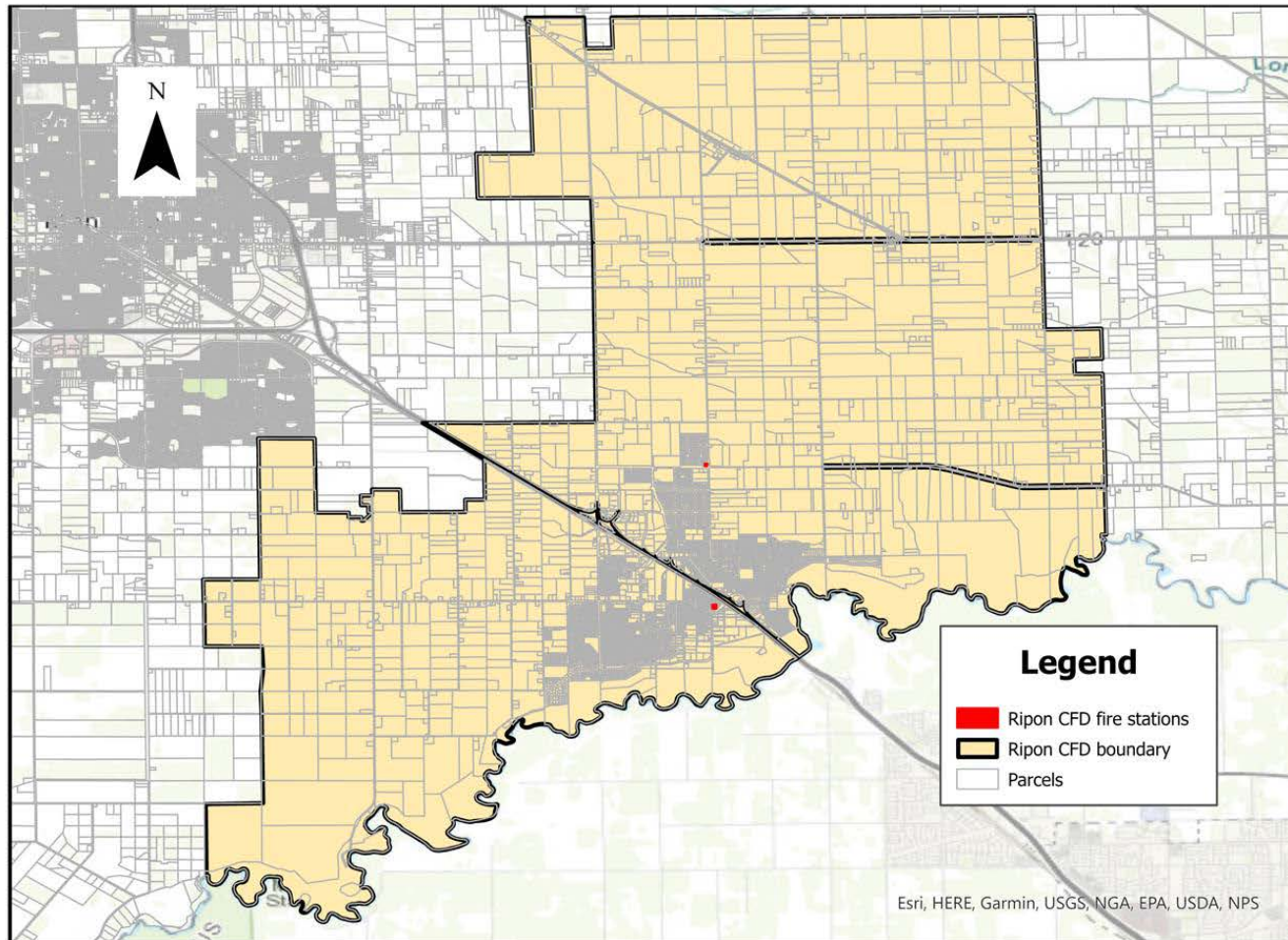
Engineer of Work



By   
John W. Bliss, License  
No. C052091

## Assessment Diagram

The Assessment District includes all properties within the boundaries of the Fire Protection and Emergency Response Services District. The boundaries of the Assessment District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions as shown on the maps of the Assessor of San Joaquin County, and are incorporated herein by reference, and made a part of this Diagram and this Report.



FILED IN THE OFFICE OF THE FIRE CHIEF OF THE RIPON CONSOLIDATED FIRE DISTRICT, COUNTY OF SAN JOAQUIN CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DISTRICT MANAGER

RECORDED IN THE OFFICE OF THE FIRE CHIEF OF THE RIPON CONSOLIDATE FIRE DISTRICT, COUNTY OF SAN JOAQUIN CALIFORNIA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DISTRICT MANAGER

Note:  
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SAN JOAQUIN FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

SCI Consulting Group  
4745 Mangels Blvd  
Fairfield, CA 94534

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF THE RIPON CONSOLIDATED FIRE DISTRICT, COUNTY OF SAN JOAQUIN ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 FOR THE FISCAL YEAR 2026-27 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SAN JOAQUIN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

\_\_\_\_\_  
DISTRICT MANAGER

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT THE OUR OF \_\_\_\_\_ O'CLOCK \_\_.M. IN THE OFFICE OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA, AT THE REQUEST OF THE BOARD OF THE RIPON CONSOLIDATED FIRE DISTRICT.

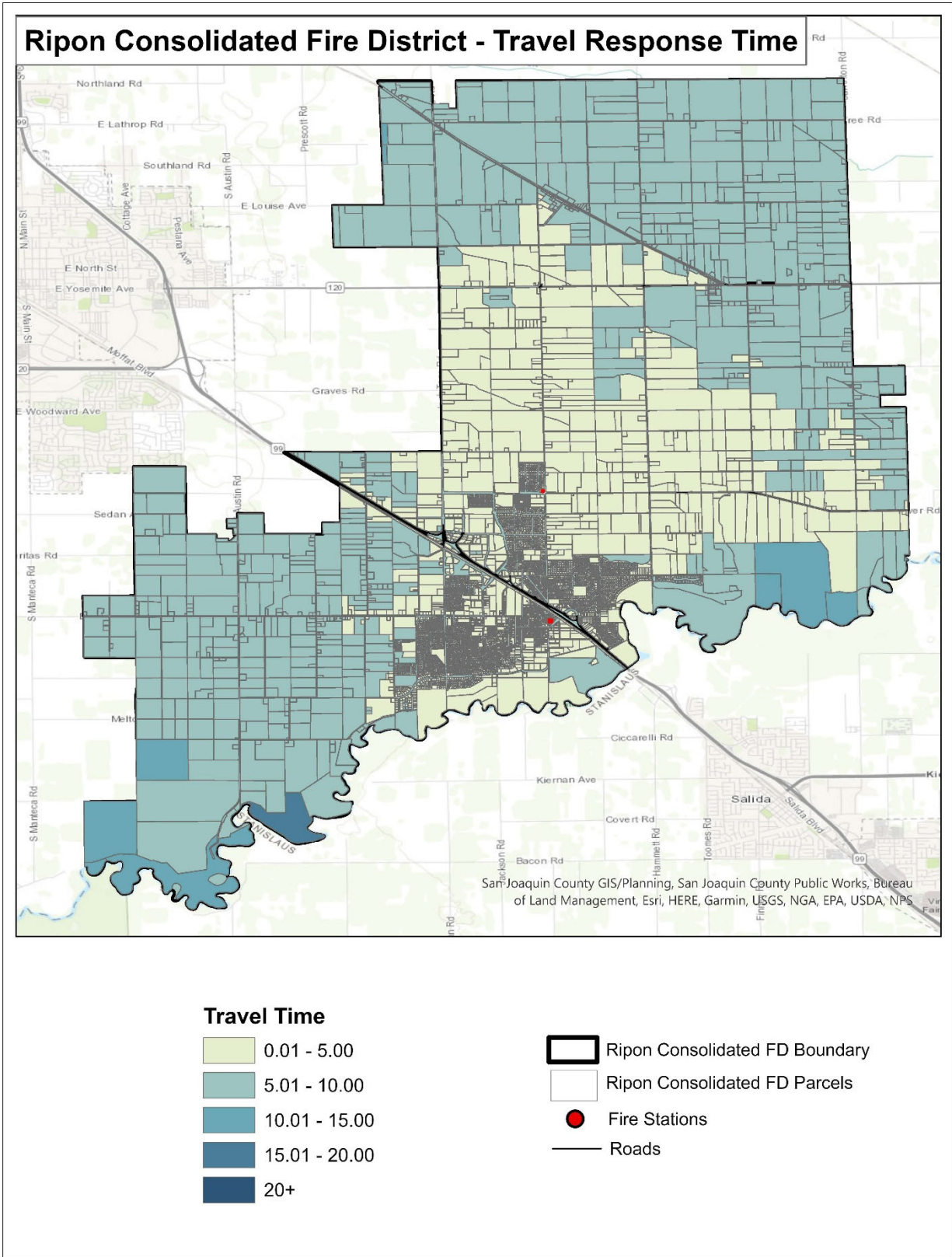
\_\_\_\_\_  
COUNTY TAX COLLECTOR, COUNTY OF SAN JOAQUIN

## Ripon Consolidated Fire District Fire Protection and Emergency Response Services District Assessment Diagram

## Appendix A – Fire Hazard Areas Diagram

The Ripon Consolidated Fire District does not have any fire hazard areas currently identified by Cal Fire as a Hazard Zone. All parcels are assigned a Fire Hazard Zone Factor of 1.

# Appendix B – Response Areas Travel Time Diagram



## Appendix C – Assessment Roll, Fiscal Year 2026-27

The Assessment Roll is made part of this report and is available for public inspection during normal office hours. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference, made part of this Report. These records shall govern all details concerning the description of the lots of parcels.

## End Notes

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<sup>1</sup> Insurance Services Offices Inc. <http://www.rockwall.com/documents/fire/ISO.pdf>

<sup>2</sup> Institute for Business & Home Safety, "Protect Your Home Against Wildfire Damage," <http://www.ibhs.org/publications/view.asp?id=125>

<sup>3</sup> *ibid.*, p.2