



PENRYN FIRE PROTECTION DISTRICT

NOTICE OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

Thursday, October 23, 2025 Special Meeting

Fire Station 38, 7206 Church Street, Penryn, CA 95663

Members of the public seeking to attend and to address the Board who require reasonable accommodations to access the meeting, based on disability or other reasons, should contact marmstrong@placerhillsfire.org at least twenty-four (24) hours in advance of a Regular meeting to make arrangements for such reasonable accommodations. (For Special meetings, please request accommodations no less than 12 hours prior to the meeting.)

MEETING AGENDA @ 6:30 P.M.

- 1. CALL MEETING TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENT**

(The Penryn Fire Protection District Board of Directors has provided this period for members of the public to be given the opportunity to address the board on items of interest to the public, which are applicable to the district and within its jurisdiction. No action may be taken on any matter, which is not already on the agenda for consideration. The reasonable time frame for public comment will be limited to three (3) minutes per person, unless specifically authorized otherwise by the Chair. Items from the public will be considered without discussion by the Board and may be referred to staff.)

5. ACTION ITEMS

- A. Consider and approve submitting a letter of clarification to the Placer County Planning Commission

MEETING ADJOURNMENT

Next meeting: Monday, November 17, 2025 6:30 PM - 8:00 PM (PST)



PENRYN FIRE PROTECTION DISTRICT

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BOARD OF DIRECTORS

Cheryl Hotaling
Danielle Hardesty
Diego Heimlich
Larry Shields
Robert Verdugo

An Organization Committed to Serving the Community of the Penryn Fire Protection District

October 24, 2025

Placer County Planning Commission
Attn.: Planning Commission Clerk
Auburn, Ca 95603

Dear Chair Dahlgren and Planning Commissioners:

On behalf of the Penryn Fire Protection District (Penryn Fire) Board of Directors and the Penryn constituents that attended the October 16, 2025 Planning Commission meeting, I want to personally thank you for considering the public comments provided by the community regarding the proposed Hope Way Apartments Project - Agenda Item 1.A.

During the meeting, there was a significant amount of information presented by both county planning staff, USA Property Funds, Inc. (the Hope Way Apartments Applicant), consultants, and other county personnel. In addition, there was significant public input and extensive Planning Commission deliberation. During the Planning Commission deliberations, Commissioners expressed some disagreement regarding information provided by Penryn Fire's Chief Gow. Therefore, we felt that we should provide distinct clarification on the two issues of concern from Penryn Fire related to the proposed project.

As stated in Chief Gow's comments, the 3-story configuration of the Hope Way Apartments poses a challenge for Penryn Fire should an emergency arise that necessitates an evacuation from the 3rd story or building roof. A ladder truck with sufficient capacity would be required for roof ventilation, external evacuation, and possibly certain medical aid responses. Penryn Fire does not own such equipment nor is Penryn Fire's Station 38 capable of housing such equipment. Emergency response for this type of situation would be provided through mutual aid. The closest staffed ladder truck is stationed in Rocklin (Station 24), located at 3401 Crest Drive. Additional information that was not provided during the meeting, since we did not have this information in hand, is that Station 24 is approximately 7 - 10 miles away from the proposed site (depending on route taken), which would result in a response time of approximately 10-15 minutes, depending on travel conditions. This response time will always exceed the response time goal of approximately 8 minutes specified in the National Fire Protection Association Standard 1710. It will also exceed the response time stated in the Placer County General Plan, Part 2, Section 4. Public Facilities and Services, Policy 4.I.2, which states

in part *“The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls... c. 10 minutes in rural areas.”* To our knowledge, there is no published plan or funding available to position a ladder truck closer to the proposed project that would enable this response time to be met.

The second issue of concern is related to traffic patterns and emergency evacuation, specifically as it would apply in the case of a mass evacuation (e.g., fire, hazmat). As I stated during the hearing, while fire officials are involved in county emergency plans, emergency evacuation planning is under the jurisdiction of the county (specifically the Placer County Office of Emergency Services (OES)). There were comments provided by several people related to how local law enforcement would be involved in emergency evacuations, for example by providing traffic control. But to our knowledge there has been no specific impact analysis or planning performed by OES that would demonstrate that the proposed road changes to support the project would provide sufficient means of timely egress for the existing community and proposed additional project population, especially given that Penryn Road would be the main evacuation route to Interstate 80 for this area. We would ask that OES provide a review and comment for evacuation purposes if this has not been done.

On a related note, although we did not address this during the hearing, there is also a concern related to the design of the project, in that the walls surrounding the project would not allow egress on-foot during an emergency if the two driveways located at the project site are blocked by vehicles.

Both of the concerns raised above could have a significant impact to public safety. The Placer 2050 Vision and Guiding Principles Statement includes as a guiding principle to “Plan and manage infrastructure and services that are robust, equitably distributed, and responsive to changing conditions to support community health and safety. Maintain comprehensive public safety services to keep residents and visitors safe and enable all to fully enjoy Placer County.” We would urge the county to ensure all public safety issues are addressed as part of any further review process.

Respectfully,

Cheryl Hotaling, Chair
Penryn Fire Protection District