BENTON COUNTY FIRE DISTRICT #4

2026 2046 CAPITAL FACILITIES PLAN

ADOPTED BY BOARD OF COMMISSIONERS
MAY 21, 2026

Executive Summary

Over the 20-year planning period, Benton County Fire District #4 (District or BCFD4), anticipates significant increases in population and service demand, requiring replacement of Station 410, construction of a new fire station within the Lewis and Clark Ranch development area, expansion of apparatus and staffing, and development of a training facility. These investments are necessary to maintain adopted performance objectives and ensure reliable emergency response as the community grows.

Introduction and Purpose

The purpose of this plan is to provide a clear, forward-looking strategy for Benton County Fire District #4 to meet the future demands for fire and emergency medical services (EMS). This document outlines the District's existing facilities and apparatus, identifies future capital needs based on service demands and community growth, and provides a funding roadmap to responsibly maintain and enhance our service delivery capabilities.

For the purposes of this plan, capital facilities are defined as the property, structures, apparatus, and equipment necessary to provide emergency services with an anticipated cost greater than $100,000 and/or have an expected useful life of at least 10 years. While this plan seeks to identify the anticipated capital needs for the next 20 years (2026 – 2046), it will focus on identifying the financial requirements needed for the next six years (2026 – 2032). This plan will be reviewed and updated at least every two years.

As the capital facilities plan for BCFD4, this plan contains the elements required by the Washington State Growth Management Act (RCW 36.70A.070(3)), which mandates a capital facilities plan include:

- An inventory of existing capital facilities owned by the public entity
- A forecast of future capital facility needs
- Proposed locations and capacities of expanded or new facilities
- A six-year plan that will finance identified capital facilities within projected funding capacities and clearly identify the sources of public money for such purposes
- A reassessment strategy if probable funding falls short

This capital facilities plan is intended to serve as the fire protection and emergency services capital facilities plan for Benton County Fire District #4 and is designed to be adopted by reference into the comprehensive plans of Benton County and the City of West Richland, as intended by RCW 36.07. The level of service performance objectives, facility inventory, and capital project list contained herein are intended to guide land use planning and development decisions.

Background and Organizational Overview

History

Benton County Fire District #4 was established in 1954 as an all-volunteer department. Initially serving a rural community with limited infrastructure, the District has evolved in both scope and complexity over the past seven decades. What began as a grassroots initiative now supports a rapidly growing suburban population with modern emergency services.

Current

BCFD4 is an all-hazards emergency response agency, providing fire suppression, emergency medical services, specialized technical rescue, and hazardous materials response to our approximately 22,000 residents within a 52 square mile district. The service area includes the City of West Richland and the unincorporated areas that surround it. The District employs a combination staffing model, relying on career and volunteer personnel to respond to emergencies. BCFD4 operates out of two full-time staffed fire stations (420 and 430) and one station staffed part-time as staffing allows (410).

Figure 1 - BCFD4 Service Area

In 2025, BCFD4 responded to a total of 2,350 calls, of which approximately 69% were EMS-related. From 2019 to 2025, BCFD4's annual call volume has increased by an average of 8% annually. Additionally, service demand has increased 160% since 2010. This is primarily driven by increased demand for medical care due to population growth, infill development, and increased traffic throughout the District.

Future Growth

Benton County Fire District #4 is positioned at the center of one of the most dynamic growth corridors in southeastern Washington. The City of West Richland's Comprehensive Plan, along with long-range development concepts for the Lewis and Clark Ranch, anticipate substantial population and infrastructure expansion within the District's service area over the next 20 years. As part of the City's comprehensive plan, they are estimated to see a population growth of 18,277 people and 6,166 new housing units over the next 20 years.

BCFD4 anticipates most of this new growth will come through development of Phase 1 of the Lewis and Clark Ranch (Figure 2), located north of Ruppert Road and west of Harrington Road. This area represents the most significant undeveloped land within city limits, spanning more than 7,800 acres. Once primarily agricultural, the City of West Richland is now planning for a large-scale, mixed-use development. Preliminary plans include thousands of residential units, commercial nodes, community parks, and supporting infrastructure such as roads, utilities, and schools.

BCFD4's 2026 long range master plan projects the following population and call volume over the next 20 years:

Year	*Population Projection*	*Call Volume Projection*
2035	27,000	3,850
2045	32,000	4,500

This scale of development will have a profound impact on fire and emergency medical services. As new homes, schools, and businesses are built, response demand will increase accordingly, not only in volume but in complexity. The geographic spread of new neighborhoods will require BCFD4 to continuously reassess its performance to ensure optimal distribution and concentration of resources to ensure equitable coverage and timely response.

To meet this growth head-on, BCFD4 will need to plan for:

- Construction of new and/or expanded fire stations
- Increased staffing
- Additional fire engines and ambulances
- Long-term capital funding strategies aligned with development phases

Through proactive capital planning, the District aims to ensure its services evolve alongside the community, maintaining reliable protection and swift emergency response for every household and business within its jurisdiction.

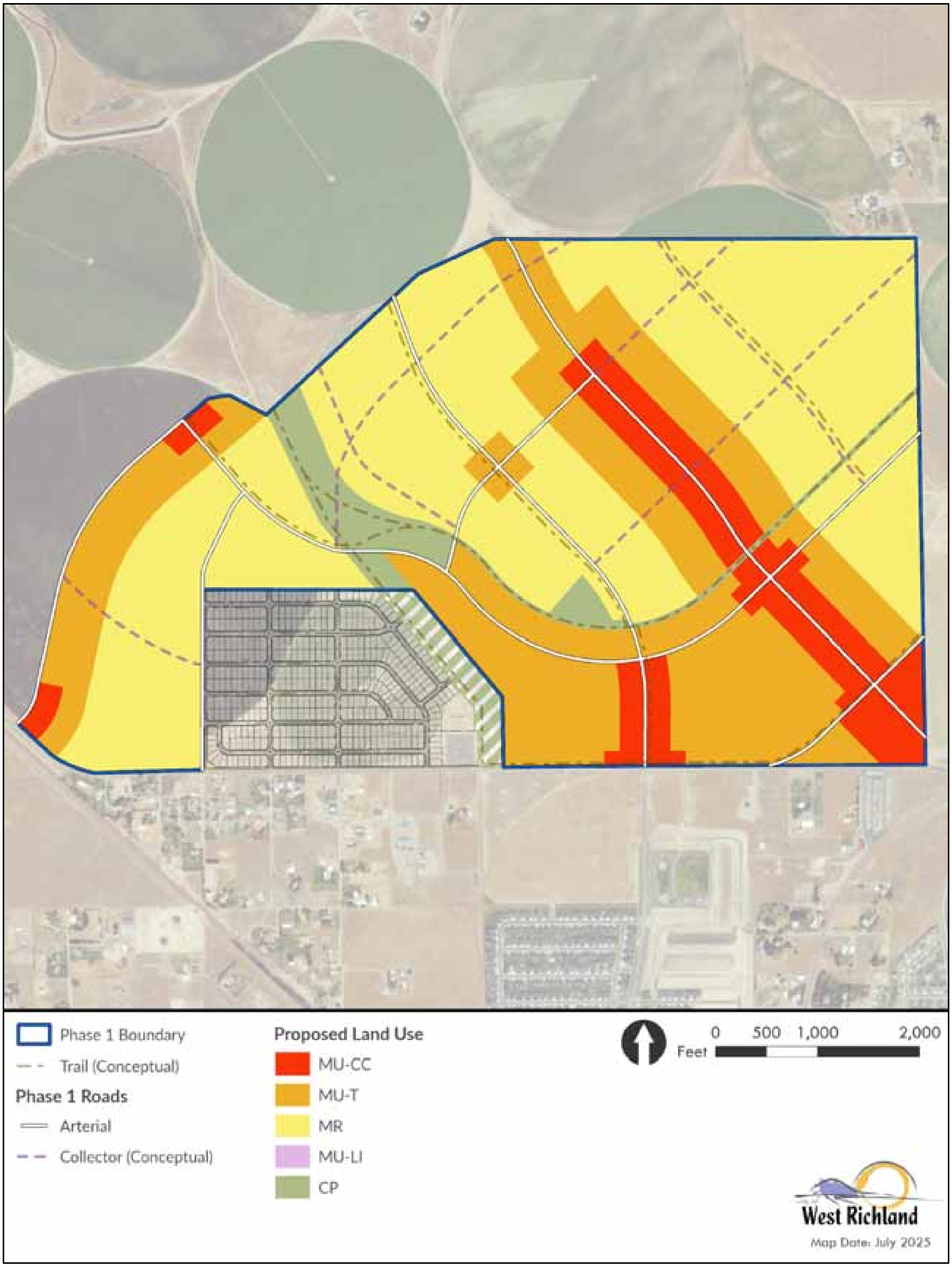


Figure 2 - Phase 1 Lewis & Clark Ranch

Current Capital Assets

Property and Facilities

BCFD4 owns and operates three fire stations. Below is a summary of the District's existing facilities, including location, size, capacity, and condition.

Station 410 – 1400 North Harrington Road

- **Built**: 1977
- **Condition**: Fair
- **Square Feet:** 6,200
- **Staffing Capacity:** 3 personnel
- **Apparatus Bays:** 4
- **Identified Deficiencies / Planned Actions:** Acquire land and construct new modern facility.
- **Notes**: Facility is outdated and not suitable for full-time staffing. Land is leased from the Department of Natural Resources.

Station 420 (Headquarters) – 2604 Bombing Range Road

- **Built**: 1997 / Kitchen remodel and minor interior improvement completed in 2023
- **Condition**: Good
- **Square Feet**: 22,000
- **Staffing Capacity**: 6 personnel
- **Apparatus Bays**: 3
- **Identified Deficiencies / Planned Actions**: Window replacement, parking lot maintenance, apparatus bay exhaust removal system, additional administrative offices.
- **Notes:** Includes administrative offices, training room, large area for future training ground. Land is leased through a BLM Patent.

Station 430 – 8031 Keene Road

- **Built**: 2020
- **Condition**: Excellent
- **Square Feet:** 40,000
- **Staffing Capacity**: 6 personnel
- **Apparatus Bays**: 5
- **Funding Source**: Voter-approved bond
- **Notes**: Newest facility; designed and located to serve the growing areas in and around the eastern edge of West Richland and areas of Ruppert Road, Red Mountain, and SR 224.

Collectively, these facilities support the District's current service delivery model. However, limitations exist in both the age and capacity of certain facilities. Station 410 was identified in BCFD4's long range master plan as not designed to support modern fire service operations or full-time staffing. Additionally, station 420's administrative area has reached full capacity, leaving no additional space for administrative offices.

Apparatus Inventory

The District operates a fleet of fire engines, ambulances, wildland engines, and support vehicles distributed across its three stations. NFPA 1901: Standard for Automotive Fire Apparatus recommends that fire apparatus be removed from front line service at 15 years and placed into reserve status until 15 – 25 years of total service. Apparatus over 25 years should be removed from service and replaced. Lifespan is also dependent on mileage, operating hours, preventive maintenance, and other factors.

For planning, the District has identified the following general expectations for apparatus lifespans:

Apparatus Type	***Front Line:***	***Reserve:***	***Total Life:***
Type 1 Structure Engine	15 years	10 years	25 years
Ladder Truck	15 years	10 years	25 years
Tender	20 years	5 years	25 years
Type 5 Brush Engine	15 – 20 years	5 years	20 - 25 years
Ambulance	5 – 7 years	5 – 7 years	10-14 years
Staff Vehicle	10 years	5 years	15 years

An important consideration with these fixed time frames is that they do not take into consideration that aging apparatus typically require more maintenance and repairs than newer apparatus. This increases apparatus downtime, decreases reliability, and compromises the safety of responders and citizens. Therefore, as apparatus age, the District may need to replace an apparatus before its theoretical replacement timeframe.

The following table summarizes the status and condition of the District's apparatus fleet as of March 31, 2026:

Internal App#	*Type*	*Year*	*Condition*	*Original Cost*	*End of Front-Line Life*	*End of Reserve Life*	*Notes*
App 15	Type 1 Structure Engine	2001	Fair		2020	2031	
App 16	Type 1 Structure Engine	2001	Fair		2020	2031	
App 21	Rehab (Logistics) Vehicle	2006	Fair		2021	2026	Low usage
App 30	Type 5 Wildland Engine	2011	Good		2031	2036	Newer motor
App 34	Tactical Tender	2013	Good		2033	2043	
App 36	Staff Vehicle	2013	Fair		2023	2028	
App 39	Water Tender	2015	Good		2035	2045	
App 41	Staff Vehicle	2017	Good		2027	2032	
App 42	Staff Vehicle	2017	Good		2027	2032	
App 43	Type 5 Wildland Engine	2018	Good	$206,122.80	2038	2038	
App 45	Ambulance	2019	Good		2025	2030	Will remount in 2027
App 46	Staff Vehicle	2020	Excellent		2030	2035	
App 47	Type 1 Structure Engine	2020	Excellent	$580,967.10	2035	2050	
App 48	Type 1 Structure Engine	2020	Excellent	$580,967.10	2035	2050	
App 49	Command Vehicle	2021	Excellent		2031	2036	
App 50	BS141 Trailer	2023	Excellent		2038	2038	Low usage
App 51	Truck for BS141 trailer	2023	Excellent	$66,218.25	2038	2038	Low usage
App 52	Quint Ladder Truck	2025	Excellent	$1,189,456	2040	2054	Arrived in 2025
App 53	Type 5 Wildland Engine	2023	Excellent	$223,344.56	2043	2043	
App 54	Staff Vehicle	2023	Excellent	$69,144.64	2033	2038	
App 55	Ambulance	2024	Excellent		2030	2036	Will remount in 2031
App 57	Staff Vehicle	2025	Excellent	$82,650	2035	2040	Cost includes upfitting
App 58	Staff Vehicle	2025	Excellent	$82,650	2035	2040	Cost includes upfitting
App 59	Ambulance	2026	Excellent	Remount Cost: $270,000	2032	2038	Box remounted in 2025

Equipment Inventory

BCFD4 maintains a comprehensive inventory of specialized equipment necessary to support fire suppression, emergency medical services, rescue operations, and hazardous materials response. Equipment lifecycle management is critical to maintaining operational readiness. Replacement schedules are based on manufacturer recommendations, industry standards, and operational wear.

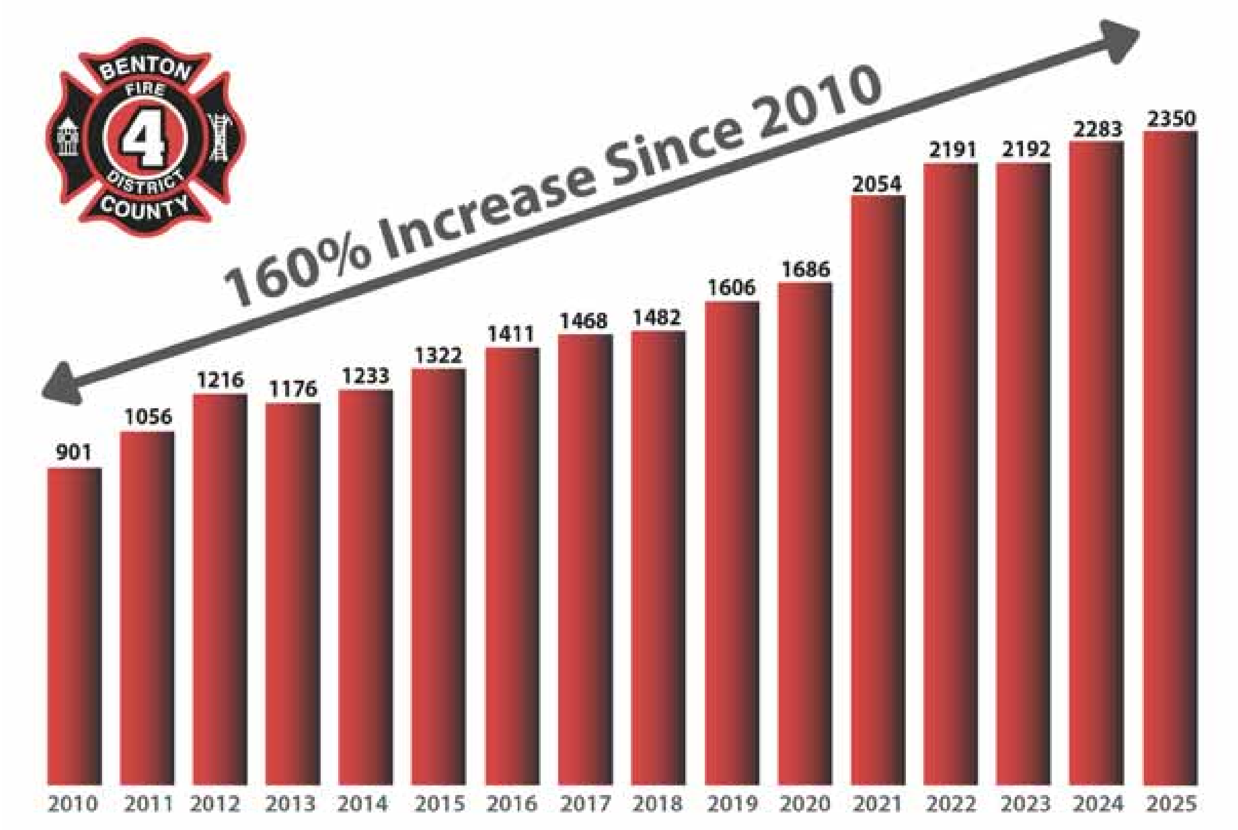
- BCFD4 maintains approximately 80 sets of structural firefighting gear. To stagger the replacement schedule over 10 years, the District purchases an average of 8 – 10 sets of gear each year. The cost for one set of gear is $4,350.
- BCFD4 maintains a fleet of 24 self-contained breathing apparatus (SCBA) and 50 SCBA bottles. Both the SCBA and bottles have a lifespan of 15 years. The fleet was purchased over multiple years, with the first set of SCBA and bottles expiring in 2030. Prior to this expiration, the District plans to investigate new SCBA equipment, including other manufacturers, as there have been significant improvements and the introduction of a new national standard in 2025. This approach may require a fleet replacement of SCBAs and bottles in 2030.

Indicators of Capital Facility Needs

Benton County Fire District #4 evaluates the need for additional capital facilities through a combination of service demand trends, system performance metrics, and community growth projections. These indicators provide a data-driven basis for determining when and where additional facilities, apparatus, and staffing are required to maintain adopted levels of service.

Service Demand Trends

Demand for emergency service within the District has increased significantly over the past several years and is expected to continue increasing.



In 2025, BCFD4 responded to 2350 calls for service, with approximately 69% EMS related. From 2019 to 2025, the District experienced an average annual call volume increase of approximately 8%. This growth in service demand is primarily driven by EMS-related incidents. The sustained increase in call volume places increasing pressure on personnel, apparatus, and facility resources. This pressure on the system leads to reduced unit availability and response reliability.

Levels of Service Measures

The Benton County Fire District #4 Board of Commissioners has adopted levels of service performance objectives (Resolution No. 2026-02 (Policy #216 - Levels of Service) and are incorporated herein by reference. These response performance objectives provide a framework for evaluating system performance, identifying service gaps and system deficiencies. These performance objectives allow the District to make data-driven decisions related to staffing, deployment, and capital facilities planning. These objectives are evaluated using industry best practices, consistent with nationally recognized standards, including NFPA 1710 and NFPA 1720, and measured using the 90th percentile response performance unless otherwise specified.

The capital facilities projects identified in this plan are based on maintaining the District's adopted levels of service over the planning horizon. If funding is not available to construct these facilities, the District may be required to re-evaluate deployment strategies, reduce levels of service, and accept longer response times. For this reason, the performance objectives established by the District serve as the primary basis for determining the timing, location, and scale of future capital investments.

Distribution (First Arriving Unit)

Distribution measures how effectively resources are geographically deployed to ensure timely arrival of the first unit on scene. The District's adopted performance objectives for the first arriving unit are:

Unit Type	***Suburban:***	***Rural:***
Fire Suppression	10 minutes, 90% of the time	12 minutes, 90% of the time
EMS	8 minutes, 90% of the time	12 minutes, 90% of the time

Concentration (Effective Response Force)

Concentration measures the ability of the District to assemble an effective response force (ERF) of personnel and resources at an incident within a defined time frame. The number of personnel required is established through critical task analysis and varies by the type and complexity of the incident. The District's adopted performance objectives for the number of personnel required are:

Incident Type	***ERF***	***Suburban:***	***Rural:***
Medium Risk Structure Fire	14	15 minutes, 90% of the time	20 minutes, 90% of the time
High-Acuity Medical	6	10 minutes, 90% of the time	14 minutes, 90% of the time

Achievement of effective response force objectives assumes the continued availability of automatic and mutual aid resources consistent with existing agreements and regional response practices.

Station and Unit Reliability/Availability

Reliability measures whether the closest, most appropriate unit is available to respond when an incident occurs. BCFD4 evaluates reliability using unit hour utilization (UHU). Because BCFD4's deployment utilizes a cross-staffing model, UHU applies to a station rather than a single unit. BCFD4's adopted performance objective is to maintain station reliability of 85% or more. This corresponds approximately to a UHU of 15% or less.

As call volume continues to increase, unit utilization is expected to rise, reducing system reliability unless additional resources are added.

Relationship Between Level of Service and Capital Facilities

BCFD4 has established level of service objectives for expected response performance on emergency incidents. These objectives are based on response time, resource distribution and reliability, and the ability to assemble sufficient personnel to manage incidents effectively.

The District's ability to maintain these adopted levels of service performance objectives directly depends on the number, location, and capacity of its capital facilities, including fire stations and apparatus.

Under current conditions, BCFD4 is able to meet portions of its adopted performance objectives in much of the existing service area, particularly when Station 410 is staffed; however, the District does not consistently meet all adopted level of service objectives due to current staffing levels.

Impact of Growth on Level of Service

Future development, particularly within the Lewis and Clark Ranch, will expand both the population and geographic footprint of the District.

As development occurs:

- Travel distances from existing stations will increase
- Response times will exceed adopted standards in newly developed areas
- Demand for service will increase, reducing unit availability

Without the addition of new capital facilities, the District will not be able to maintain its adopted levels of service.

Future Capital Needs

Capital needs identified in this plan are directly derived from the adopted level of service objectives. Where current or projected conditions indicate that adopted objectives are not or will not be met, capital improvements or operational changes are identified to address those gaps, subject to available funding.

The District's future capital needs focus on four primary areas:

- Replacement of an aging facility
- Construction of a new fire station in Phase 1 of the Lewis and Clark Ranch
- Acquisition of apparatus and equipment
- Development of supporting infrastructure, including a training facility

Station 410 Replacement

Station 410, located at 1400 North Harrington Road, was constructed in 1977 and is the oldest facility in the District. While the station remains operational, it is no longer suitable for modern fire service operations or full-time staffing due to its size, layout, and functional limitations.

The station is situated on land that is leased from the Washington State Department of Natural Resources. The District is actively pursuing acquisition of this property to enable redevelopment of the site and construction of a new station.

This location remains strategically important, providing access to:

- The Van Giesen corridor
- North Harrington Road
- Eastern portions of the Lewis and Clark Ranch development area

Maintaining a station in this area is also critical to preserving response coverage in the northern and eastern portions of the District.

Planned Projects:

- Acquisition of land currently under lease
- Design and construction of a new fire station consistent with current design standards.

Planned Capacity:

- Staffing for up to 4 personnel initially, expandable as development occurs

- Housing for up to 4 apparatus

Estimated Costs (2026 dollars):

- Land acquisition: $1,000,000
- Station construction: $7,000,000 – $8,500,000

Replacement of Station 410 is a high priority capital project necessary to maintain system performance and support future growth.

Future Fire Station

To maintain adopted performance objectives, the District will require an additional fire station to serve the development within Phase 1 of the Lewis and Clark Ranch. Based on current growth assumptions, existing stations will not be able to maintain adopted distribution and reliability performance objectives throughout the Phase 1 buildout without an additional facility. As development occurs, increasing travel distances and service demand will result in response times that exceed the adopted objectives without the addition of a new facility.

The Lewis & Clark Ranch Phase 1 Planned Action Ordinance stipulates that five acres of developable, adequately zoned land shall be reserved for a future fire station. The District is actively engaging the owners and developers to identify a suitable site based on planned road networks, population density, and developable land.

Planned Projects:

- Identify site for future fire station
- Acquisition of land for a future fire station
- Construction of a new station consistent with current design standards

Planned Capacity:

- Staffing for up to 4 personnel initially, expandable as development occurs
- Housing for up to 4 apparatus
- Site size sufficient to support 24/7 staffing, apparatus circulation, and future expansion

Estimated Costs (2026 dollars):

- Land acquisition: $1,500,000 - $3,500,000
- Station construction: $7,000,000 – $8,500,000

Growth-Related Apparatus Needs per Station (2026 dollars):

- One Type 1 fire engine ($1,200,000)
- One ALS ambulance ($425,000)

Additional costs include outfitting apparatus with:

- Self-contained breathing apparatus (SCBA)
- Hose, tools, and rescue equipment
- Medical equipment (monitors, stretchers, etc.)
- Communication systems and onboard technology

The timing of this project will need to be closely aligned with development to ensure facilities are in place prior to significant increases in service demand and degradation of levels of service.

Training Center

As the District continues to grow, so does the need for a dedicated training facility. Currently, BCFD4 relies on neighboring agencies for training facilities, which requires personnel and apparatus to leave the District and may reduce service availability.

Development of a training center within the District would:

- Improve firefighter and EMS training readiness
- Allow personnel to remain available for emergency response
- Enhance safety and operational effectiveness

Station 420 is located on a parcel of land capable of supporting a training facility, making it the preferred site for development.

Planned Project:

- Development of a site master plan for a training facility at station 420

Estimated Costs (2026 dollars):

- Master plan development: $600,000

- Full site buildout costs will be determined once the site master plan is developed

Planned Capacity:

- Paved driver training area
- Training props including live fire burn capability
- Rescue evolutions space
- Office space for training staff

Development of a training facility will support long-term operational readiness and reduce reliance on external resources.

Apparatus

Maintaining a reliable and appropriately sized apparatus fleet is critical to effective service delivery. Apparatus must be replaced on a regular lifecycle based on age, condition, and reliability to ensure operational readiness and compliance with industry standards. The fleet must also be expanded as service demand increases.

Planned Replacement Projects:

- One Type 1 fire engine ($1,200,000)

Planned Fleet Expansion Projects:

- One ALS ambulance ($350,000)
- Additional apparatus for new station as needed

Apparatus replacement projects identified in the six-year capital improvement plan represent the most immediate lifecycle needs based on current fleet condition. Additional apparatus replacements will be scheduled as units reach the end of their service life, consistent with the lifecycle standards identified in this plan.

Equipment

The following equipment and personal protective gear are necessary components for providing service and protecting the health and safety of personnel. Many of these items have a life span indicated by the manufacturer or national standards.

Item	***Lifespan***	***Replacement Year***	***Estimated Cost (2026 dollars)***
SCBA Packs	15 years	2030	$310,000
SCBA Bottles	15 years	2030	$98,000
SCBA Compressor	20 years	2028 (420) 2045 (430)	$65,000 $65,000
Structural Firefighting Gear	10 years	Ongoing Replacement	$70,000 annually
Turnout Gear Extractor & Dryer	20 years	2040	$25,000

Project Prioritization

Capital projects will be prioritized based on the following criteria:

- Personnel health and safety
- Impact on level of service performance objectives
- Ability to address identified coverage gaps
- Facility condition and operational limitations
- Alignment with community growth and development patterns
- Availability of funding

Near-term (next six years) priorities include:

1. Acquisition of land and replacement of Station 410
2. Apparatus replacement and lifecycle management
3. Land acquisition for future station in Phase 1 of the Lewis and Clark Ranch
4. Master plan for training facility at station 420

Long-term (six to twenty years) priorities include:

- Construction of the future station in Phase 1 of the Lewis and Clark Ranch
- Expansion of apparatus fleet

Capital Facilities Required to Maintain Level of Service

To maintain adopted service levels, the District must implement the following capital improvements:

- Replacement of Station 410 to maintain existing coverage and improve operational capability and capacity.
- Construct a new fire station in Phase 1 of the Lewis and Clark Ranch to reduce travel times and maintain response standards.
- Purchase additional apparatus and equipment to support increased service demand
- Expand staffing and facility capacity to meet concentration and reliability performance goals

Each of these capital investments is necessary to ensure that the District can continue to meet its adopted performance objectives as the community grows.

20-Year Capital Project Summary (2026-2046)

The following table provides a high-level summary of the anticipated capital facility needs over the next 20-year planning horizon. Detailed project timing, costs, and funding sources are identified in the six-year capital improvement plan and will be updated as part of the District's regular budgeting process.

Project	***Estimated Timeframe***	***Estimated Cost (2026 dollars)***	***Purpose***
Station 410 Replacement	2026–2030	$7M–$8.5M	Maintain existing coverage and LOS
Training Facility Master Plan	2026–2028	$600,000	Plan for future training facility buildout
SCBA Packs & Bottles	2030	$425,000	Replace expiring SCBA fleet
LCR Phase 1 Fire Station	2032–2035	$7M–$8.5M	Maintain LOS in growth area
Apparatus Replacement & Expansion	Ongoing	Varies	Maintain reliability and capacity

Financial Plan

BCFD4 primarily relies on property tax revenues and financing tools to support capital facility investments. This financial plan outlines the District's funding structure and provides a six-year capital financing program to implement the projects identified in this plan.

Property Tax Levies

BCFD4 is reliant upon voter-approved levies and bonds for most of the revenue necessary to sustain department operations. This funding source is subject to Washington State's statutory limitation of a 1% annual increase over the previous year's budget plus new construction. In periods of rapid growth, this causes a reduction in the District's levy rate to stay within the 1% limit. As the levy rate is reduced, it erodes the District's ability to generate revenue proportional to increasing service demand.

Fire Levy

The District's fire levy is the primary funding source for operational and capital needs. The statutory maximum for the fire levy is $1.50 per $1,000 of assessed value. In 2020, voters approved a levy lid lift, restoring the District levy rate to $1.50 from $1.35 along with the authority to increase the levy by up to 6% annually, rather than the statutory 1% growth limitation. The 6% allows the District to better keep pace with inflationary pressures, however, the 6% will revert to 1% at the end of 2026 if not extended by voters. Since 2020, the District's levy rate has decreased to its 2026 rate of $1.31 per $1,000.

EMS Levy

The District also collects a voter-approved EMS levy. This type of levy is not permanent and must be periodically renewed. The statutory maximum for an EMS levy is $0.50 per $1,000 of assessed value. In 2023, voters approved a $0.50 EMS levy. Since then, the levy rate has decreased to its 2026 rate of $0.45 per $1,000. The levy will expire in 2029, unless extended by voters.

Maintenance & Operations (M&O) Levy

The District does not currently levy an M&O levy. This type of levy requires a 60% majority with a minimum voter turnout of 40% of the voters who participated in the last general election. The funds can be used for operations (staffing, training, etc.), maintenance of facilities and apparatus, and capital purchases. The District may need to consider this as a funding source should existing funding fall short.

Bonds

BCFD4 may utilize debt to finance large capital projects. Two types of bonds are available for the District:

Voter-Approved Bonds

Require a 60% majority and are repaid through a dedicated property tax. This represents the most likely funding mechanism for a major capital project such as fire station construction.

Commissioner-Approved Non-Voted Bonds:

May be used for smaller projects within statutory limits.

Fees for Service

The primary fee for service is an ambulance transport fee. The District collects approximately $500,000 annually in ambulance service fees.

Impact Fees

Washington State law (RCW 82.02.090) allows impact fees to be collected on new development to offset the cost of the capital facilities required to serve growth. Impact fees represent a critical tool for aligning growth with infrastructure funding and will be pursued in coordination with local jurisdictions. If authorized and implemented, impact fee revenue will be used to partially fund growth-related capital facilities, including the future fire station required to serve development within the Lewis and Clark Ranch.

Grants

State and federal grants may provide supplemental funding for apparatus, equipment, and facilities. However, grant funding is competitive and unpredictable and is not relied upon as a primary funding source in this plan.

Capital Reserves

To support long-term capital planning, BCFD4 will establish and maintain dedicated capital reserves. These reserves will be funded through annual budget allocations and will be used to offset the cost of major capital expenditures, including apparatus replacement, land acquisition, and facility design.

Establishing capital reserves allows the District to smooth funding requirements over time, reduce reliance on debt financing, and improve financial stability. Reserve targets and annual contributions will be evaluated during the budget process and be based on projected capital needs, revenue forecasts, and overall financial condition.

Six-Year Capital Improvement Plan (2026 – 2032)

The following table identifies planned capital expenditures over the next six years, along with estimated costs and funding sources. This program is designed to align capital investments with projected funding capacity. The District expects to use existing operating revenues and available fund balance for smaller near-term capital expenditures, including early design and land acquisition costs. Larger facility projects, particularly station construction, will require voter-approved debt or other dedicated funding sources.

Table of 6-Year Capital Projects:

Year	***Project***	***Estimated Cost (2026 dollars)***	***Funding Source***
2026	Station 410 land acquisition	$1,000,000	General Fund
2026	Type 1 Engine replacement	$1,200,000	Commissioner approved bond
2026	Ambulance Purchase	$425,000	EMS Fund
2027	Rebab/Logistics Vehicle	$65,000	General Fund
2027	Training site master plan	$600,000	Capital Reserves
2028	Station 410 design	$500,000	Capital Reserves
2030	Station 410 construction	$8,000,000	Voter-approved bond
2030	SCBAs & Bottles	$425,000	General Fund
2031	Type 5 Chassis	$110,000	General Fund
2032	Land acquisition for future station	$2,500,000	Capital Reserves

Funding Strategy

The District will implement a phased funding strategy to support capital investments:

- Utilize existing revenues for smaller projects and early-phase costs
- Pursue voter-approved bonds for major capital construction (e.g., Station 410)
- Coordinate with local jurisdictions to implement impact fees for growth-related facilities
- Continue evaluating levy-lid lifts or EMS levy adjustments as necessary to maintain service levels

Reassessment Strategy

If projected revenues are insufficient to fully implement the capital facilities plan, BCFD4 will initiate a formal reassessment process.

This process may include:

- Reprioritizing capital projects based on service impact
- Phasing or delaying projects to align with available funding
- Pursuing additional voter-approved funding measures, including levy lid lifts or bonds
- Expanding use of impact fees or interagency partnerships
- Reevaluating levels of service to ensure alignment with available resources

The District will also coordinate with the City of West Richland and Benton County to ensure that land use decisions and development patterns remain consistent with the District's ability to provide emergency services.

The Capital Facilities Plan will be reviewed and updated at least every two years to reflect changes in growth projections, financial conditions, and service demands.