



## AGENDA ITEM 7A

**MEETING:** March 21, 2018

**TO:** Humboldt LAFCo Commissioners

**FROM:** George Williamson, Executive Officer

**SUBJECT:** **Proposed Sphere of Influence Amendment and Detachment of the Blocksburg Area from the Southern Humboldt Community Healthcare District**

The Commission will consider a proposal submitted by resolution of application by the Southern Humboldt Community Healthcare District (SHCHD) for a sphere of influence amendment and corresponding detachment of 61,653 acres (524 parcels) currently located within the District's jurisdictional boundary and service area.

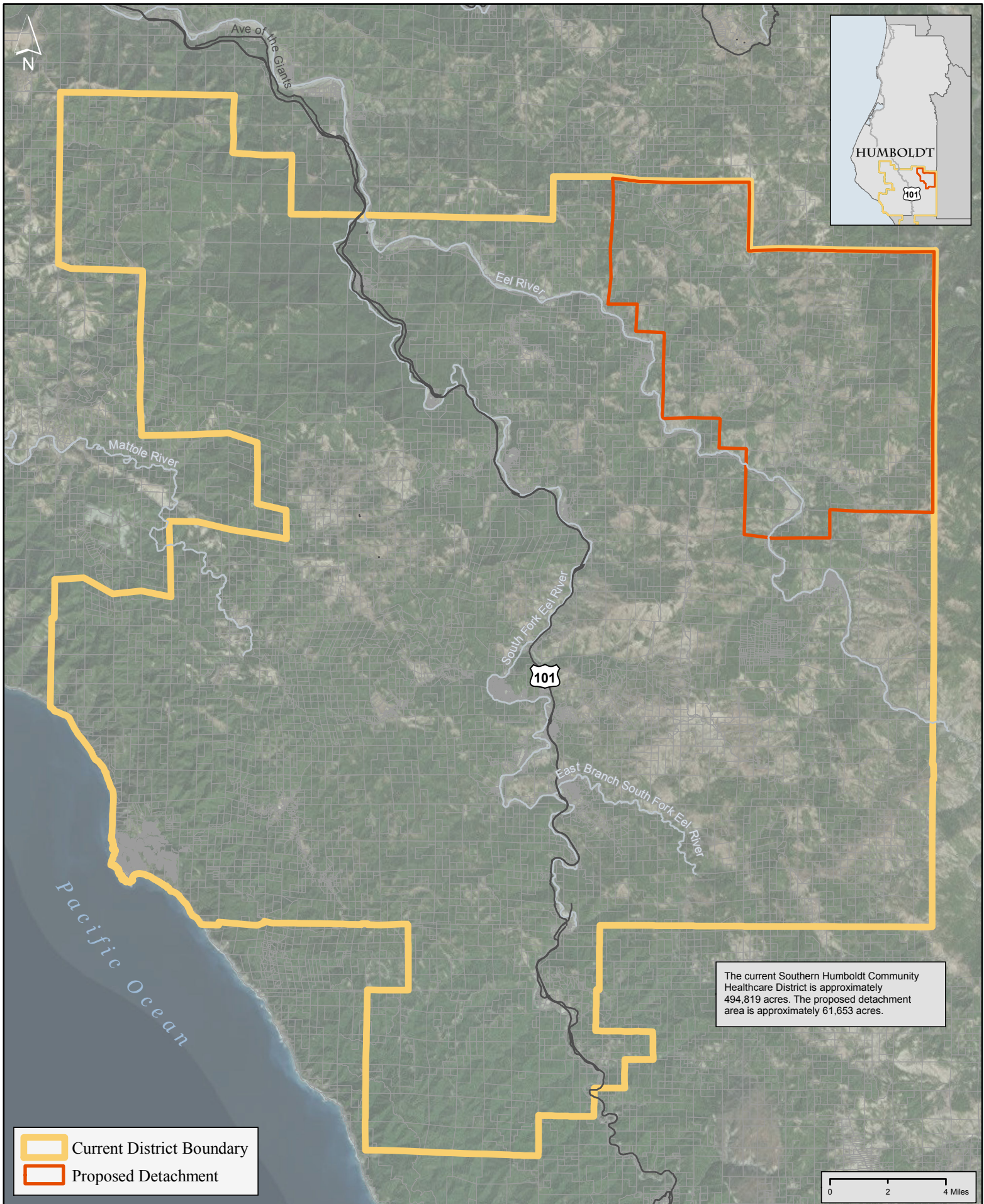
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LAFCos are responsible under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization, such as district formations, consistent with adopted policies and procedures pursuant to California Government Code (G.C.) Section 56375. LAFCos are authorized with broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

### BACKGROUND

Proceedings for this detachment were initiated by the Southern Humboldt Community Healthcare District (SHCHD). The proposal includes detachment of 61,653 acres (524 parcels) from the District's jurisdictional boundary and service area (see [Figure 1](#)). The detachment area, which includes the unincorporated community of Blocksburg, is located approximately 10 miles east of Highway 101, and generally coincides with the boundaries of two election precincts containing the Blocksburg area (Precincts 2SH-3 and 2SHF3). The proposal would require a concurrent sphere of influence amendment to remove the territory to be detached from the District's adopted sphere.

The SHCHD was originally formed pursuant to Health and Safety Code Section 32000 on November 21, 1978, as the Southern Humboldt Community Hospital District, following a successful election in June of 1978. The Hospital District was formed due to the imminent closure of the Southern Humboldt Community Hospital, which was privately-owned and operated at the current hospital location since 1949. The community's desire to maintain a local hospital spurred the idea of a Hospital District which, through taxation, could financially support the facility. The boundaries of the District were established to follow to the boundaries of the Southern Humboldt Unified School District in Southern





Humboldt and Northern Mendocino counties. Since formation, there have been no changes proposed to expand or reduce the SHCHD boundaries.

Presently, the SHCHD operates the Jerold Phelps Community Hospital and Southern Humboldt Community Clinic in Garberville. According to the 2010 Census, approximately 9,400 people live in the District. The Jerold Phelps Community Hospital is a 9-bed general acute care hospital with an attached 8-bed skilled nursing facility and rural health clinic. The hospital offers emergency care and inpatient and outpatient services, including laboratory and radiology services. The Jerold Phelps Community Hospital converted to Critical Access Hospital status in 2002 due to its remote location (the nearest hospital is Redwood Memorial Hospital in Fortuna, approximately 51 miles north of Garberville).

Most recently, the SHCHD purchased property from the College of the Redwoods in Garberville for construction of a new hospital. The District's current hospital facility does not meet seismic safety standards, which has prompted the District to find and open a new facility by 2030. A new hospital is estimated to cost around \$35 million.

## **DISCUSSION**

### ***Reasons for Proposal***

Through a series of outreach activities, the SHCHD determined that residents in the community of Blocksburg requiring an ambulance and emergency medical services are generally transported or travel north to Redwood Memorial Hospital in Fortuna (outside of the District), rather than traveling south to Jerold Phelps Community Hospital, which is a SHCHD-operated facility located within the community of Garberville. As such, the proposed detachment of Blocksburg area properties from the District's jurisdictional boundary and service area would prevent taxing residents for hospital-related services they do not utilize. SHCHD hosted a community meeting on January 3, 2018, and circulated a postcard to Blocksburg area residents notifying them of the proposed detachment and community meeting.

### ***Land Uses***

Land uses within the proposed detachment area are subject to the Humboldt County Framework General Plan, Volume I, and Zoning Regulations (Humboldt County Code Title III, Division 1). Given the spread-out nature of development in rural Humboldt County, vacant timber and grazing land are the most predominant land use activity. The Detachment Area contains scattered rural residential development throughout the area and a small commercial center within the community of Blocksburg. The majority of the land within the Detachment Area is under Williamson Act contracts and several Surface Mining and Reclamation Act (SMARA) parcels are located within the southern portion of the Detachment Area, with one additional SMARA parcel located in the northern portion of the Detachment Area.

### ***Provision of Services***

As contemplated, upon detachment the SHCHD would no longer collect parcel taxes within the affected territory to support the operation of the Jerold Phelps Community

Hospital and other district services. The Bridgeville and Alderpoint Volunteer Fire Departments would continue to provide fire protection and emergency response services within the affected territory. Ambulance services would continue to be provided by City Ambulance, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' patient destination policies, in addition to patient preference. Services provided by the hospital are fee-for-service based, and are available to all members of the public.

### ***Funding and Special Tax***

SHCHD is principally funded through service fees, property tax revenues, and a special tax that was approved by voters during a special election in 2007. The special tax is apportioned to property within the District boundary at a rate of \$125 per qualified parcel per year. The tax is collected annually by Humboldt County and Mendocino County and will be automatically rescinded after the 2017-2018 fiscal year, unless renewed by voter approval.

With the proposed detachment, the District would relinquish approximately \$65,500 in revenue from the above-mentioned special tax (if renewed) and an additional \$10,000 in revenue from property taxes. Relinquished special taxes would manifest as a lower tax bill for the residents within the detachment area. Relinquished property taxes currently received by the District would be reapportioned to other taxing entities receiving a share of the 1% ad valorem property taxes within the detachment's applicable tax rate areas.

### ***Election History***

A special mail ballot election, "Measure W", was held on May 2, 2017, asking registered voters within the SHCHD to vote on whether to increase the special tax to \$170 per parcel per year for a period of 45 years (beginning with fiscal year 2018-19). This measure required 2/3 voter approval and was defeated. The purpose of the special tax was to ensure continued local access to emergency care, acute hospital care, other health services, and new or improved facilities of the District.

On June 5, 2018, voters will once again be asked to vote on a special tax measure. "Measure F" would renew the current special tax of \$125 per parcel per year for a period of 10 years. See ballot text below:

*"Shall the Southern Humboldt Community Healthcare District renew its current \$125/year parcel tax for ten years without any rate increase or added cost to residents, providing approximately \$1.5 million annually to benefit the local community by maintaining access to emergency medical care, support hospital and medical services, and attract and retain qualified doctors, nurses, technicians and other healthcare professionals, with annual independent audits to assure proper use of funds? (Yes/No)"*



## **ANALYSIS**

The analysis of the proposal is organized into two sections. The first section considers the proposal relative to the factors mandated for review by the Legislature anytime LAFCOs review boundary changes. The second section considers issues required by other applicable State statutes in processing boundary changes, such as environmental compliance with the California Environmental Quality Act.

### ***Required Factors for Review***

G.C. Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The majority of the prescribed factors focus on the impacts of the proposed boundary changes on the service and financial capacities of the affected agencies. No single factor is determinative. The purpose in considering these factors is to help inform the Commission in its decision-making process.

A summary of key statements and conclusions generated in the review of the mandated factors for the proposal follows, with a complete analysis provided in Attachment A.

- The detachment area consists of 61,653 acres and 524 parcels.
- The population of the detachment area is approximately 253 residents (2000 Census). The total assessed value (land and improvements) is approximately \$56,098,420.
- The proposed detachment would require a concurrent sphere of influence amendment. The SHCHD does not propose a sphere of influence beyond the proposed new district boundary. As a result, the district boundaries and sphere would be coterminous.
- No changes in service demands or of any existing infrastructure or facilities would occur as a result of the proposed detachment.
- The approval of this detachment would enable the SHCHD boundary to reflect the areas in which SCHCD services are utilized.

### ***Other Considerations***

- Agency Comments

Upon receiving the District's application for detachment, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see Attachment B). The following comments have been received by the Bridgeville FPD and the Humboldt County Planning and Building Department.

Comments from Brian Phillips, Bridgeville FPD Board President (2/05/18):

*The Bridgeville Fire Protection District (BFPD) has reviewed the above LAFCo application. BFPD agrees with the findings. We have noticed that a majority of the*

*medical calls we respond to from the Blocksburg area are transported to the Fortuna ER.*

*Comments from County Planning and Building (3/16/18):*

*Blocksburg is mapped by Humboldt County as an Unincorporated Legacy Community, pursuant to Senate Bill No. 244 (2011). The review that accompanied the mapping involved an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. Hospital services are not a part of Unincorporated Legacy Community consideration. Ambulances services (also not a part of the analysis) are closely related to structural fire protection services and are controlled by the North Coast Emergency Management Services Authority. Based on the referral that we reviewed ambulance services would not appear to be effected by this action.*

*Planning and Building Department staff have reviewed this proposal and have determined that the Southern Humboldt Community Healthcare District Blocksburg Area Detachment is not a land use proposal and has no comment.*

- o Public Comments

A public hearing notice was mailed to landowners and registered voters within the affected territory 21 days in advance of the LAFCo hearing. In addition, a legal notice was published in the Times Standard. Several public comment letters have been received (see Attachment C).

- o Environmental Review

All matters that involve discretionary action are subject to the applicable provisions of the California Environmental Quality Act (CEQA). If there has been no environmental determination made by the applying agency, LAFCo will serve as the Lead Agency. In this capacity, LAFCo has determined the proposed detachment qualifies for an exemption from further review pursuant to CEQA Guidelines Section 15061(b)3 because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment - where the activity consists of a boundary change that does not involve development or a change in the manner for which an existing service is provided.

- o Conducting Authority Proceedings

All proposed boundary changes approved by the Commission are subject to conducting authority proceedings (i.e., protest hearing) unless waived in accordance with criteria outlined under G.C. Section 56663. Unless written opposition is received from landowners or registered voters within the affected territory prior to the conclusion of the Commission's proceedings on the proposal, the proposal is not subject to conducting authority proceedings under G.C. Section 56663. Written opposition has been received from a landowner/registered voter within the subject territory. Therefore a protest hearing will be required.

## **RECOMMENDATION**

The proposed SOI amendment and detachment from the SHCHD appears appropriate relative to the factors required by statute for consideration. It is recommended the following conditions of approval be applied with delegation to the Executive Officer to determine when the requested actions have been sufficiently satisfied before proceeding with a recordation.

- Completion of the 30-day reconsideration period provided under G.C. Section 56895.
- Completion of conducting authority proceedings by Executive Officer.
- Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
- Payment of any outstanding fees as identified in the Commission's adopted fee schedule.

### ***Alternatives for Commission Action***

Staff has identified three options for Commission consideration with respect to the proposal. These options are summarized below.

- Alternative Action One (Recommended):  
Adopt the draft resolution identified as Attachment D, approving the proposal with the recommended conditions along with any desired changes as requested by the Commission.
- Alternative Action Two:  
Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.
- Alternative Action Three:  
Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

### ***Procedures for Consideration***

This item has been agenized for consideration as part of a noticed public hearing. The following procedures are recommended with respect to the Commission's consideration of this item:

- A. Receive verbal report from staff
- B. Open the public hearing and invite testimony.
- C. Discuss item and – if appropriate – close the hearing and consider action on recommendation:



*"I move to adopt Resolution No. 18-07, approving the Sphere of Influence Amendment and Detachment of the Blocksburg Area from the Southern Humboldt Community Healthcare District, as described in the staff report, subject to the recommended conditions".*

**Attachments**

Attachment A: Required Factors for Review

Attachment B: LAFCo Notice of Filing (referral)

Attachment C: Public Comment Letters

Attachment D: Draft Resolution of Approval (No. 18-07)

## **ATTACHMENT A ANALYSIS OF REQUIRED FACTORS**

Government Code Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The purpose in considering these factors is to help inform the Commission in its decision-making process.

***1) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.***

The proposed Blocksburg Area Detachment includes 61,653 acres of land (524 parcels) located in the northeastern portion of the SHCHD. The population of the detachment area is approximately 253 residents (2000 Census). The total assessed value (land and improvements) is approximately \$56,098,420. The Detachment Area contains scattered rural residential development throughout the area and a small commercial center within the community of Blocksburg. Grazing and timber production make up much of the primary land uses. Numerous rivers and creeks are located throughout the area, including Larabee Creek, Martin Creek, Hayfield Creek, Little Van Duzen River, Basin Creek, Conley Creek, and Dobbyn Creek; the Eel River is primarily located west of the Detachment Area, but flows through the southwestern portion of the Detachment Area.

***2) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

Pursuant to Government Code Section 56653, the District prepared a Plan for Services to evaluate the needs of the proposed detachment area. The detachment area is not located within the service boundaries of any community services district and, therefore, community water and wastewater services are not available. Individual parcels are instead served by private on-site wells and septic systems. Police and fire protection services in this region are provided by the Humboldt County Sheriff's Office and the California Department of Forestry and Fire Protection (CalFire), respectively, both of which have stations located within the community of Garberville. In addition, the Bridgeville Fire Protection District (BFPD) and Alderpoint Volunteer Fire Company (AVFC) provide fire protection and emergency medical services to the region. Ambulance service to the area would continue to be provided by City Ambulance's Garberville station, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' (EMS) patient destination policies, in addition to patient preference. There would be no changes to these services as a result of the proposed project.

**3) *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

The proposed detachment would remove the Blocksburg area from the SHCHD. As contemplated, upon detachment the SHCHD would no longer collect parcel taxes within the affected territory to support the operation of the Jerold Phelps Community Hospital and other district services. The Bridgeville and Alderpoint Volunteer Fire Departments would continue to provide fire protection and emergency response services within the affected territory. Ambulance services would continue to be provided by City Ambulance, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' patient destination policies, in addition to patient preference. Services provided by the hospital are fee-for-service based, and are available to all members of the public.

**4) *The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. Section 56377.***

With respect to G.C. Section 56377, portions of the affected territory are substantially unimproved and devoted to an open-space use under the Humboldt County General Plan. However, the detachment does not involve changes to the type or level of services provided, would not convert agricultural land or open space uses, and does not propose to change land uses or land use patterns. Therefore, the proposal does not conflict with G.C. Section 56377.

**5) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.***

The proposed detachment does not involve changes to the type or level of services provided, nor would it convert agricultural land or involve the construction of or alteration to structures, grading, or other site disturbing activities on land planned for agriculture and does not propose to change land uses or land use patterns. In addition, agricultural resources would not be affected by the proposed detachment.

**6) *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.***

The proposed detachment area boundaries generally coincides with the boundaries of the two election precincts containing the Blocksburg area (Precincts 2SH-3 and 2SHF3), except along the Eel River, and is located directly east of the Eel River and west of the Humboldt County/Trinity County line, within the County of Humboldt. The boundaries follow Assessor's parcels and are therefore definite and certain.



***7) A regional transportation plan adopted pursuant to G.C. Section 65080.***

The Humboldt Regional Transportation Plan (RTP) was last updated in 2017 and is a long-range transportation planning document for Humboldt County. No specific projects are included in the RTP involving the affected territory.

***8) Consistency with city or county general and specific plans.***

Land uses within the existing district and proposed detachment area are subject to the Humboldt County Framework General Plan (Framework Plan), Volume I, and the Zoning Regulations (Humboldt County Code Title III, Division 1). There are no plans for land use or zoning changes or future development that are part of the proposed Blocksburg Area Detachment.

***9) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.***

The proposed detachment would require a concurrent sphere of influence amendment. The SHCHD does not propose a sphere of influence beyond the proposed new district boundary. As a result, the district boundaries and sphere would be coterminous.

***10) The comments of any affected local agency or other public agency.***

Upon receiving the application, LAFCo staff provided a Notice of Filing (referral) to interested and subject agencies (see Attachment B). The Bridgeville Fire Protection District provided comments stating they have noticed a majority of the calls they respond to in the Blocksburg area are transferred to the Fortuna Emergency Room. In addition, the County Planning and Building Department responded to the referral noting that the Blocksburg area detachment is not a land use proposal and therefore has no comment.

***11) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.***

SHCHD is principally funded through service fees, property tax revenues, and a special tax that was approved by voters during a special election in 2007. The special tax is apportioned to property within the District boundary at a rate of \$125 per qualified parcel per year. The tax is collected annually by Mendocino County and Humboldt County and will be automatically rescinded after the 2017-2018 fiscal year, unless renewed by voter approval. With the proposed detachment, the District would relinquish approximately \$65,500 in revenue from the above-mentioned special tax (if renewed) and an additional \$10,000 in revenue from property taxes. Relinquished special taxes would manifest as a lower tax bill for the residents within the detachment area. Relinquished property taxes currently received by the District would be reapportioned to other taxing entities receiving a share of the 1% ad valorem property taxes within the detachment's applicable tax rate areas.

***12) Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.***

No changes in service demands or of any existing infrastructure or facilities would occur as a result of the proposed detachment, and, as a result, no proposed improvements, upgrades, or extension of existing water or other facilities would occur.

***13) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.***

The proposal would not impact any local agencies in accommodating their regional housing needs. There are no plans for land use or zoning changes or future development that are part of the proposed Blocksburg area detachment.

***14) Any information or comments from the landowner or owners, voters, or residents of the affected territory.***

A 21-day public hearing notice was mailed to all landowners and registered voters within and adjacent to the affected territory. The notice summarized the proposal and included a map of the subject territory, as well as information regarding the public hearing. LAFCo staff received several letters from affected landowners in the Blocksburg area as well as one concerned District resident that does not reside within the affected territory. See Attachment C.

***15) Any information relating to existing land use designations.***

Land use designations predominantly include Agricultural Grazing (AG), Timberland (T), Rural Residential with 40 acre minimum parcel size (RA40), Rural Community Center (RCC) (near the center of Blocksburg), Public Lands (P) primarily along the eastern boundary of the Detachment Area, and a small area designated as Agricultural Exclusive (AE) within the southern portion of the Detachment Area.

***16) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the local of public facilities and the provision of public services.***

The proposal would not result in inconsistencies with environmental justice safeguards.

***17) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.***

The proposed detachment is intended to redefine the SHCHD boundary to reflect what services are currently provided and the areas to which those services are provided.



## NOTICE OF FILING

**DATE:** January 30, 2018

**TO:** Alderpoint Volunteer Fire Department  
 Bridgeville Fire Protection District  
 City Ambulance  
 CAL FIRE Humboldt-Del Norte Unit  
 Humboldt County Administrative Office  
 Humboldt County Assessor's Office  
 Humboldt County Auditor's Office  
 Humboldt County Environmental Health  
 Humboldt County Elections Office  
 Humboldt County Planning and Building Department  
 Humboldt County Public Works Department  
 Humboldt County Sheriff's Office

**Cc:** Matthew Rees, Chief Executive Officer, SHCHD  
 Deirdre Clem, LACO Associates  
 Megan Marruffo, LACO Associates

**FROM:** Colette Metz, LAFCo Administrator

**SUBJECT:** APPLICATION RECEIVED – Southern Humboldt Community Healthcare District (SHCHD) Blocksburg Area Detachment

### APPLICATION INFORMATION

**Project:** Proposed Sphere of Influence Amendment (Reduction) and Detachment from the Southern Humboldt Community Healthcare District (SHCHD)

**Location:** Blocksburg area in southern Humboldt County

**APNs:** 524 APNs, See Attached Figures

**Notice:** The above referenced proposal has been submitted to LAFCo and this notice of filing is being issued in accordance with Government Code Section 56658(b)(1). If you wish to receive a copy of the application and supporting documents, please contact LAFCo at (707)445-7508. **We request agency comments on the proposed detachment by February 19, 2018.**

LAFCo has received a proposal submitted by Resolution of Application from the Southern Humboldt Community Healthcare District (Resolution No. 17:24) for detachment and removal of approximately 61,653 acres (524 parcels) from the District's jurisdictional boundary and service area. The detachment area, which includes the unincorporated community of Blocksburg, is located approximately 10 miles east of Highway 101, and generally coincides with the boundaries of two election precincts containing the Blocksburg area (Precincts 2SH-3 and 2SHF3). The proposal would require



a concurrent sphere of influence amendment to remove the territory to be detached from the District's adopted sphere.

#### Reasons for Proposal

Through a series of outreach activities, the SHCHD determined that residents in the community of Blocksburg requiring an ambulance and emergency medical services are generally transported or travel north to Redwood Memorial Hospital in Fortuna (outside of the District), rather than traveling south to Jerold Phelps Community Hospital, which is a SHCHD-operated facility located within the community of Garberville. As such, the proposed detachment of Blocksburg area properties from the District's jurisdictional boundary and service area would prevent taxing residents for hospital-related services they do not utilize. SHCHD hosted a community meeting on January 3, 2018, and circulated a postcard to Blocksburg area residents notifying them of the proposed detachment and community meeting.

#### Funding Sources

SHCHD is principally funded through service fees, property tax revenues, and a special tax that was approved by voters during a special election in 2007. The special tax is apportioned to property within the District boundary at a rate of \$125 per qualified parcel per year. The tax is collected annually by Mendocino County and Humboldt County and will be automatically rescinded after the 2017-2018 fiscal year, unless renewed by voter approval. With the proposed detachment, the District would relinquish approximately \$65,500 in revenue from the above-mentioned special tax (if renewed) and an additional \$10,000 in revenue from property taxes. Relinquished special taxes would manifest as a lower tax bill for the residents within the detachment area. Relinquished property taxes currently received by the District would be reapportioned to other taxing entities receiving a share of the 1% ad valorem property taxes within the detachment's applicable tax rate areas.

#### Provision of Services

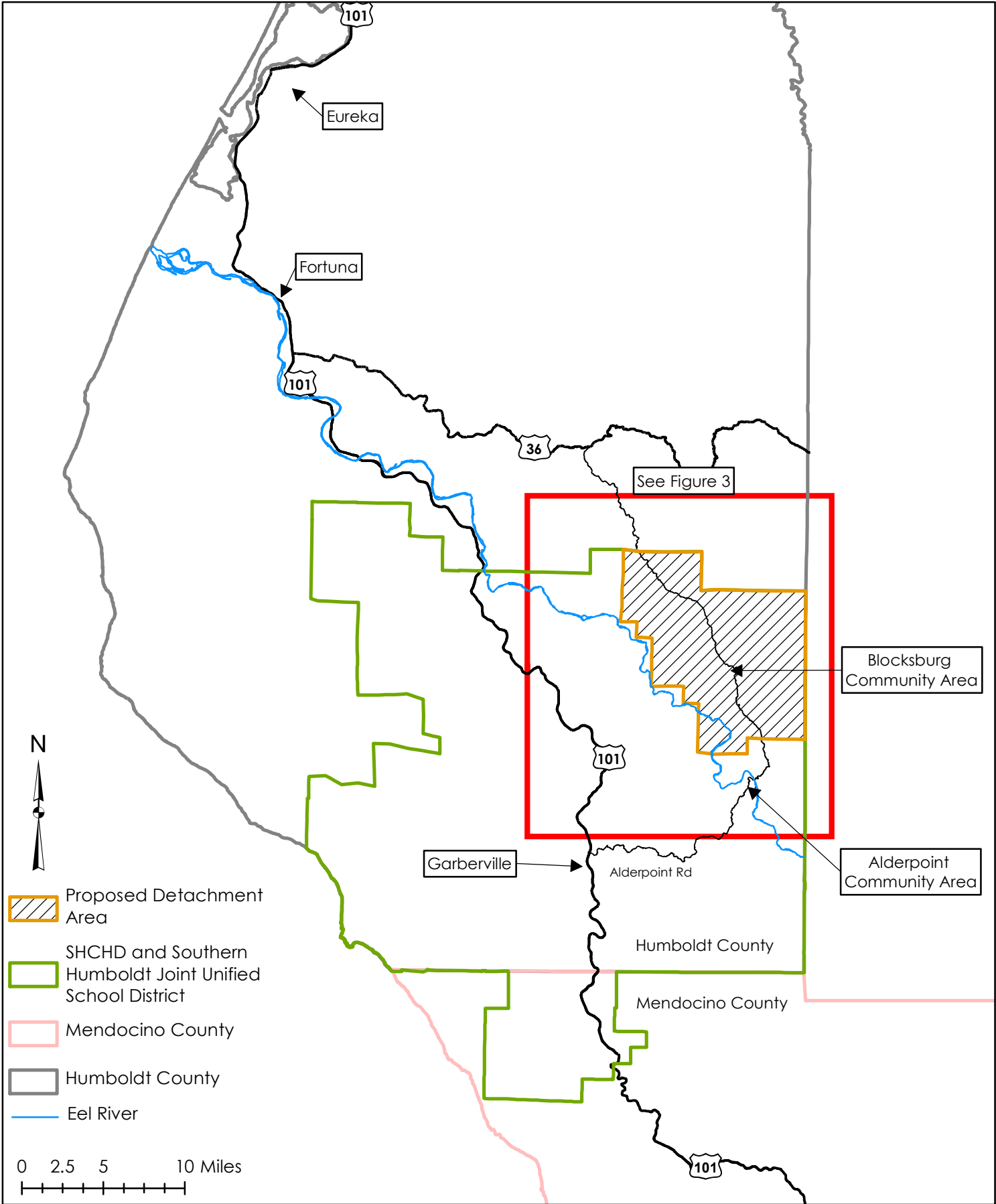
As contemplated, upon detachment the SHCHD would no longer collect parcel taxes within the affected territory to support the operation of the Jerold Phelps Community Hospital and other district services. The Bridgeville and Alderpoint Volunteer Fire Departments would continue to provide fire protection and emergency response services within the affected territory. Ambulance services would continue to be provided by City Ambulance, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' patient destination policies, in addition to patient preference. Services provided by the hospital are fee-for-service based, and are available to all members of the public.

Please provide us with your comments by **February 19, 2018**. This proposal will be considered by the Commission as part of a noticed public hearing at the March 21, 2018 LAFCo meeting. Please contact Colette Metz at (707) 445-7508 or [administrator@humboldtlafo.org](mailto:administrator@humboldtlafo.org) with any questions.

Attachments: Proposed Detachment Figures

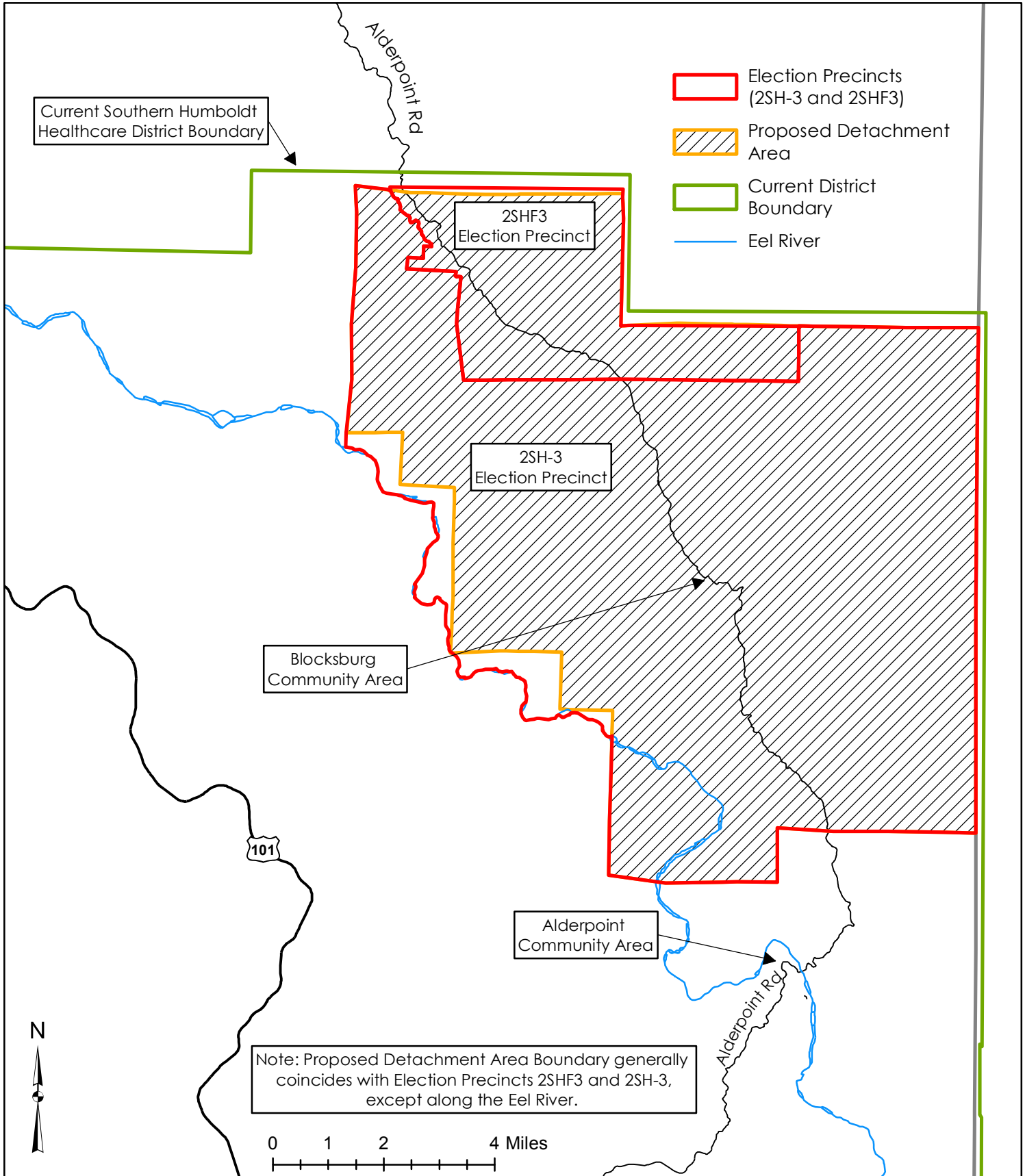
<b>LACO</b> EUREKA • UKIAH • SANTA ROSA 1-800-515-5054    www.lacoassociates.com	PROJECT	DISTRICT BOUNDARY CHANGE	BY	IMH/MCH	FIGURE
	CLIENT	SO. HUM. COMMUNITY HEALTHCARE DISTRICT	CHECK	MMM	2
	LOCATION	SO. HUMBOLDT/NO. MENDOCINO	DATE	1/11/2018	JOB NO.
	FIGURE	PROPOSED DETACHMENT AREA			8609.01

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.



PROJECT	DISTRICT BOUNDARY CHANGE	BY	IMH/MCH	FIGURE	3
CLIENT	SO. HUM. COMMUNITY HEALTHCARE DISTRICT	CHECK	MMM	JOB NO.	8609.01
LOCATION	SO. HUMBOLDT/NO. MENDOCINO	DATE	1/11/2018		
FIGURE	PROPOSED DETACHMENT AREA (DETAIL)				

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**ATTACHMENT C**

**PUBLIC COMMENT LETTERS**

Comment Letters enclosed:

- Scotty McClure, 3/7/18
- Carol and Richard Sherman, 3/12/18
- Bruce & Ruth Potts, 3/13/18
- Barbara and Buzz Lindsay, 3/14/18

Editor

3-7-18

My "niceness" is gone. Just when I thought the election process was improving, here comes the Hospitals decision to "get rid" of the Blockburg voters.

They have petitioned ("LAFCO") to consider the detachment of the Blockburg Area from the hospital district.

61,653 acres (524 parcels)

Times that by \$125.00 per parcel and its \$65,625.00 a year they are giving up. X 10 years that's over \$650,000 that's dollars not going to the parcel tax you & I pay in this district.

Why? Remember the mail in ballot last year that failed big time? Precincts 25H-3 and 25HF3 voted big time (as they always do) 22 votes for and 102 against. Repeat that.

102 against & only 22 for.

This company they hired at \$16,000 a month + expenses of your tax dollars figured this out all on their own, and the elected hospital board voted it in.

O.k. they do get to still vote in June



primary still in their current district.  
How nice of them.

You have until 3-14-18 to get  
your comments in to ~~the~~ LAFCo for the  
agenda packet or you ~~raise~~ <sup>waise</sup> any  
legal challenge. This needs to go to  
Humboldt LAFCo. 1125 16th St. Suite  
202 Arcata, Ca. 95521  
Phone 707-445-7508

E Mail ad ministrator@humboldtLAFCO  
.ORG.

You can also get the info packet  
there. (small print.)

Estelle is familiar with this so  
also contact her.

On 3-21-18 a board will be  
decided on its outcome at the boards  
chambers in Eureka. Time? These  
decision makers are NOT YOU the  
taxpayers. They are appointed by  
Estelle & Virginia Bass. They only had  
to place 1 ad in the Times Standard  
legal notices, no hearings, & boy have  
they (Matt Rees & company) kept this  
(Sleezy) ~~quite~~ Quiet.

This is such a bad precedence to set. Next will probably be Piercy Voters. They voted 20 for 26 against. Next will be Shelter Cove. You get my drift.

B. Locksburg~~th~~ will still be able to use the ~~hospital~~ hospital just not pay the tax just like people in Whale Gulch, tourists, property owners of T.P.Z. & Ag. exemptions. Must be nice.

You have to have your comments in by the 14th & you may attend the public meeting on the 21st.

Bombard Estell & Matt Rees & the hospital board with E-Mails, also LAFCO.

Since my niceness is gone I at this time am asking for Matt Rees resignation. Fire the \$16000.00 company from the Bay Area & for the entire hospital board do the right thing please, resign. Oh, and Barbara Trutt, Shut up!

W.H. "Scotty" McClure

328 Twin Trees Ln  
Harberville Ca 95542

Do Not give out



Commissioners

Take 60 seconds & give your definition of gerrymandering.

Then tell me where the Bloomsburgh people will vote in the November elections?

Estelle doesn't know and neither does the elections department. Do you?

There are no provisions in this detachment to provide an answer

W McClure



SOUTHERN HUMBOLDT HLTHCARE DISTRICT  
COUNTY OF MENDOCINO  
MAY 2, 2017  
STATEMENT OF VOTES CAST  
FINAL OFFICIAL RESULTS

Date: 05/05/17  
Time: 11:22:11  
Page: 1 of 1

	TURN OUT			MEASURE W					
	Reg. Voters	Cards Cast	% Turnout	Reg. Voters	Total Votes	YES		NO	
Jurisdiction Wide									
999401-REYNOLDS	125	46	36.80%	125	46	20	43.48%	26	56.52%
999403-RED MOUNTAIN CREEK	3	0	0.00%	3	0	0	-	0	-
Total	128	46	35.94%	128	46	20	43.48%	26	56.52%
COUNTY BOARD OF SUPERVISORS									
4TH SUPERVISORIAL DISTRICT	128	46	35.94%	128	46	20	43.48%	26	56.52%
Total	128	46	35.94%	128	46	20	43.48%	26	56.52%
HOSPITAL DISTRICTS									
SOUTHERN HUMBOLDT HOSPITAL DIST	128	46	35.94%	128	46	20	43.48%	26	56.52%
Total	128	46	35.94%	128	46	20	43.48%	26	56.52%

SHCHD <sup>may</sup> 2017 Measure W  
\$12,564.71

Measure A Nov 17  
\$388.90

Prices for failed  
hospital elections

Me  
Estelle  
Red Times  
FNBY  
Fernandole  
KMUD

# Canvass Report — Mail Ballot Voters — Official

## HUMBOLDT COUNTY — SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT SPECIAL ELECTION —

Page 1 of 1

05/10/2017 02:47 PM

Total Number of Voters : 1,921 of 5,013 = 38.32%

Precincts Reporting 5 of 5 = 100.00%

### MEASURE W SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT PARCEL TAX

Precinct	Mail Ballot Ballots Cast	Total Ballots Cast	Registered Voters	Percent Turnout	YES	NO	Totals
2SH-1	382	382	967	39.50%	154	228	382
2SH-2	124	124	304	40.79%	22	102	124
2SH-4	524	524	1376	38.08%	285	239	524
2SH-5	476	476	1195	39.83%	163	313	476
2SH-7	415	415	1171	35.44%	223	192	415
Totals	1921	1921	5013		847	1074	1921

Blocksburg 2SH-3

March 12, 2018

To - LaFco

From: Richard and Carol A. Sherman  
8216 Ft. Seward Rd.  
Alderpoint (actually Ft Seward)  
Asmt number: 216-301-015-000

We have been assessed a SHCHD  
tax dated back to our tax records  
of 1988-1989. From that date forward  
we have not used the hospital  
or health clinic in Garberville.  
My husband and I are retired and  
on a fixed income. I am on Medicare  
and use other facilities and my husband  
is a veteran and utilizes the VA health  
care system. This tax for us places  
an undue burden on our finances  
and is not justified, based on  
lack of use.

Sincerely,  
Carol Sherman

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**From:** Bruce Ruth Potts  
**Sent:** Tuesday, March 13, 2018 3:50 PM  
**To:** Administrator@humboldtlafo.org  
**Cc:** Margie Reis  
**Subject:** Blocksburg Area Detachment

Regarding your letter of the proposed Detachment of the Blocksburg Area from the Southern Humboldt Community Healthcare District:

We are hardily in agreement with this proposed detachment of the Blocksburg area from the Southern Humboldt Community Healthcare District. This is an unjust tax as we have absolutely not benefited from this tax.

At Thanksgiving 2017 our mom fell breaking her pelvis in three places. When the ambulance arrived they wanted to take her to Garberville. We insisted that she be taken to Fortuna, as we felt that this would have provided a more appropriate standard of care. In talking to the Fortuna doctors later, Garberville would have put her into an ambulance and sent her to Fortuna. They would have been unable to handle the care she needed and would have caused delay in her treatment and prolonged her very painful situation.

A couple of years ago a neighbor suffered a major heart attack and was taken to Garberville. Garberville was unable to stabilize the heart and had him transported to Fortuna where he later died. No one will ever know if the delay in proper treatment contributed to his death.

In summation there is no reason for our family to have to pay for a facility that does not serve our needs.

Bruce & Ruth Potts  
Margaret (Margie) Reis  
8517 Ft. Seward Road

This property is a family homestead.

**Barbara Stewart Lindsay  
Leonard (Buzz) Lindsay  
Erin M. Lindsay  
4050 Stewart Ranch Road  
Garberville, CA 95542  
707-926-5445  
[buzzarb@gmail.com](mailto:buzzarb@gmail.com)**

March 14, 2018

Humboldt LAFCo  
1123 16<sup>th</sup> Street, Suite 202  
Arcata, CA 95521

To Whom It May Concern:

We are writing today in regard to the proposed detachment of the Blocksburg area from the Southern Humboldt Community Healthcare District (SHCHD). As we are located between Alderpoint and Blocksburg on the southern extent, we have determined that our residence is included in the proposed area to be detached from the district. At 62 years of age, Barbara has lived here her entire life, with the exception of a few years spent out of Humboldt County attending college and working. Buzz and Barbara returned here in 1985 to manage the family cattle ranch and raise a family.

It has come to our attention that SHCHD petitioned to remove the Blocksburg area from their district and, therefore, from their tax rolls and from any voter input. While at first glance this may seem like an astute move, we foresee many problems with doing so for the residents of this community, ourselves included. Our collective community is not Fortuna, but Garberville. This is where we have always done most of our business. Our community's children attend Southern Humboldt Unified School District schools; for good reason, SHCHD boundaries have always been based upon those of the school district in order to maintain community cohesion. Rural districts of any kind are often disregarded. We don't wish to be disenfranchised by our own.

Historically, residents of our general area from Alderpoint to north of Blocksburg have utilized the SHCHD Clinic, Garberville Hospital (now Jerold Phelps), Redwoods Rural and in addition, services in Fortuna and Eureka. Indeed, Barbara was born in Eureka even though obstetrical services were robustly present in Garberville at that time because of her mother's need for a specialist. However, Barbara's first memories of receiving healthcare were through the Garberville Clinic and Hospital. Over the years, Garberville was Barbara's family's medical provider. Barbara's brother received life-saving surgery there because he was too ill to be transferred and she was ultimately inspired by the practitioners there to become a registered nurse herself.

SHCHD have stated that "through a series of outreach activities" they have determined that "Blocksburg community" residents generally travel north for emergency services. Perhaps this does make sense if you live in Blocksburg or even more northerly, but for those of us south of Blocksburg, Garberville may be more suitable based on travel time and distance. Please note that the discussion of use of services is really centered around non-emergency care, since emergency situations are addressed regardless of boundaries. There is no need to make continuing emergency care a talking point and to do so is disingenuous. In addition, the whole of Southern Humboldt, not exclusively those in the Blocksburg area, also makes the choice to receive medical care to the north on a regular basis due to a




greater variety of medical services.

In regard to community outreach activities, we did not receive the postcard concerning a meeting on January 3, 2018. Any previous attempts to communicate went unnoticed by us. We generally pay attention and are knowledgeable about community issues. How well was this meeting attended? The flyer more recently received draws attention to the upcoming meeting on March 21<sup>st</sup>, but also strives to make the point that Blocksburg area residents are "not being served" and, therefore, should not be paying a \$125 parcel tax. Is it likely that this area will then be annexed by another healthcare district or future healthcare district with unknown parcel taxes and even less likelihood of "being served"? Why were communities to the north like Miranda, Myers Flat, and Weott not singled out for detachment?

Let's be very clear. The detachment coincides with two voting precincts. This proposal concerns voters more so than medical care, which has existed for decades as a matter of choice based on availability of medical services. Were this to be proposed by a political party, it would be known as gerrymandering. A vote to reauthorize the current parcel tax is not the largest fish. The hospital district has already stated their intent to build a new hospital with a corresponding new parcel tax proposal beyond the current one. While we personally support the need for maintaining medical services in the Garberville district, and perhaps even building a new hospital, jettisoning voters because of their anticipated negative votes impacts much more than just the hospital district. It's convoluted and confusing for voters to be part of several different districts. What is to stop the school district or any other current or future districts from reorganizing to further politically-motivated preferences? If adequate services and a state of the art hospital are in the making, wouldn't it be in SHCHD's best interest to have our community utilizing more services and contributing to them?

In closing, and perhaps more importantly, this type of action serves to destabilize what we in rural areas cling to, a sense of community. We urge you to please consider carefully any current or future ramifications of this proposed detachment. Thank you for your kind attention to this matter.

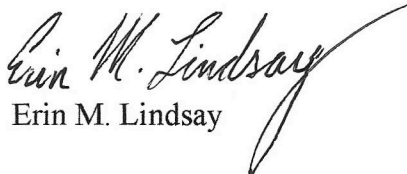
Sincerely and respectfully yours,



Barbara Stewart Lindsay, RN and member of the Board of Trustees SHUSD



Leonard Lindsay, DVM



Erin M. Lindsay



**RESOLUTION NO. 18-07****APPROVING A SPHERE OF INFLUENCE AMENDMENT AND CORRESPONDING  
DETACHMENT OF THE BLOCKSBURG AREA FROM THE SOUTHERN HUMBOLDT  
COMMUNITY HEALTHCARE DISTRICT**

WHEREAS, the Humboldt Local Agency Formation Commission, hereinafter referred to as the "Commission," is responsible for regulating boundary changes affecting cities and special districts pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the Southern Humboldt Community Healthcare District, hereinafter referred to as "SHCHD" or "District," filed an application with the Commission by resolution of application; and

WHEREAS, the proposal seeks Commission approval of a sphere of influence amendment and corresponding detachment of approximately 61,653 acres (524 parcels) currently located within the District's jurisdictional boundary and service area; and

WHEREAS, the subject territory is inhabited as defined in Government Code Section 56046; and

WHEREAS, the Executive Officer's report and recommendations on the proposal were presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public hearing held on March 21, 2018; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures; and

**NOW, THEREFORE, BE IT RESOLVED** by the Humboldt Local Agency Formation Commission as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission, as Lead Agency, hereby determines that the proposal qualifies for an exemption from further review pursuant to CEQA Guidelines Section 15061(b)3 because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment - where the activity consists of a boundary change that does not involve development or a change in the manner for which an existing service is provided.

3. The Commission approves the proposal, contingent upon the satisfaction of following terms and conditions as determined by the Executive Officer:

- a) Completion of the 30-day reconsideration period provided under G.C. Section 56895.
- b) Completion of conducting authority proceedings by the LAFCo Executive Officer.
- c) Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization (Exhibit "A").
- d) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.

4. The proposal is assigned the following distinctive short-term designation:

SHCHD Blocksburg Area Detachment 18-07

- 5. The Sphere of Influence boundary is hereby amended to be coterminous with the district boundary.
- 6. Pursuant to Government Code Section 56425(e), the Commission makes the written statement of determinations, as described in Exhibit "B".
- 7. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
- 8. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges and fees that were lawfully enacted by the District for the provision of water and wastewater services. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District.

**PASSED AND ADOPTED** at a meeting of the Humboldt Local Agency Formation Commission on the 21<sup>st</sup> day of March, 2018, by the following roll call vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
ABSTAIN: Commissioners:

Attest:

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Estelle Fennell, Chair  
Humboldt LAFCo

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George Williamson, Executive Officer  
Humboldt LAFCo

**EXHIBIT A**

**MAP AND BOUNDARY DESCRIPTION  
SHCHD BLOCKSBURG AREA DETACHMENT**

*(to be prepared by District)*

## **EXHIBIT B**

### **STATEMENT OF DETERMINATIONS SHCHD BLOCKSBURG AREA DETACHMENT SPHERE OF INFLUENCE AMENDMENT**

The following statement of determinations is prepared pursuant to Government Code Section 56425 and fulfills LAFCo requirements to review and amend the sphere of influence, in conjunction with detachment from the Southern Humboldt Community Healthcare District (SHCHD). The sphere is amended to be coterminous with the district boundary as approved by the Commission on March 21, 2018.

#### **1. The present and planned land uses in the area, including agricultural and open space lands.**

There are no plans for land use or zoning changes or future development as part of the proposed Blocksburg Area Detachment. Land uses within the existing district and proposed detachment area are subject to the Humboldt County Framework General Plan (Framework Plan), Volume I, and the Zoning Regulations (Humboldt County Code Title III, Division 1). Land use designations predominantly include Agricultural Grazing (AG), Timberland (T), Rural Residential with 40 acre minimum parcel size (RA40), Rural Community Center (RCC) (near the center of Blocksburg), Public Lands (P) primarily along the eastern boundary of the Detachment Area, and a small area designated as Agricultural Exclusive (AE) within the southern portion of the Detachment Area.

#### **2. The present and probable need for public facilities and services in the area.**

Pursuant to Government Code Section 56653, the District prepared a Plan for Services to evaluate the needs of the proposed detachment area. The detachment area is not located within the service boundaries of any community services district and, therefore, community water and wastewater services are not available. Individual parcels are instead served by private on-site wells and septic systems. Police and fire protection services in this region are provided by the Humboldt County Sheriff's Office and the California Department of Forestry and Fire Protection (CalFire), respectively, both of which have stations located within the community of Garberville. In addition, the Bridgeville Fire Protection District (BFPD) and Alderpoint Volunteer Fire Company (AVFC) provide fire protection and emergency medical services to the region. Ambulance service to the area would continue to be provided by City Ambulance's Garberville station, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' (EMS) patient destination policies, in addition to patient preference. There would be no changes to these services as a result of the proposed project.

#### **3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

Upon detachment, the Bridgeville and Alderpoint Volunteer Fire Departments would continue to provide fire protection and emergency response services within the affected territory. Ambulance services would continue to be provided by City Ambulance, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' patient destination policies, in addition to patient preference. Services provided by the hospital are fee-for-service based, and are available to all members of the public.

**4. The existence of any social or economic communities of interest in the area.**

The proposed detachment would remove the Blocksburg area from the SHCHD. Upon detachment, the SHCHD would no longer collect parcel taxes within the affected territory to support the operation of the Jerold Phelps Community Hospital and other district services. As such, the District would relinquish approximately \$65,500 in revenue from its special tax (if renewed) and an additional \$10,000 in revenue from property taxes. Relinquished special taxes would manifest as a lower tax bill for the residents within the detachment area.

**5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection...the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

Blocksburg is mapped by Humboldt County as an Unincorporated Legacy Community, pursuant to Senate Bill No. 244 (2011). The review that accompanied the mapping involved an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. Hospital services are not a part of Unincorporated Legacy Community consideration. Ambulance services (also not a part of the analysis) are closely related to structural fire protection services and are controlled by the North Coast Emergency Management Services Authority. Ambulance services would continue to be provided by City Ambulance, which would continue to transport patients to the nearest, most appropriate facility based on patient's condition, in accordance with North County Emergency Medical Services' patient destination policies, in addition to patient preference. Services provided by the hospital are fee-for-service based, and are available to all members of the public.