

*Weott*  
*Community Services District*  
Municipal Service Review



*Adopted May 16, 2012*



**HUMBOLDT**  
*Local Agency Formation Commission*

Prepared For Updating the  
Sphere of Influence Report

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## **INTRODUCTION**

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The Weott Community Services District (CSD) has been serving the Weott area since 1965 and provides water, wastewater, and fire protection services to the community. Located in south-central Humboldt County along the Avenue of the Giants corridor, the district covers approximately 309 acres in area and has a population of approximately 288 residents. Weott is the closest Avenue community to the Humboldt Redwoods State Park campground and visitor center in Burlington.

This Municipal Service Review for the Weott CSD and its sphere of influence has been prepared by the Humboldt Local Agency Formation Commission (LAFCo) to provide a detailed analysis of the available infrastructure and services within the district in order to provide context for determining if services can be extended to serve areas that may be included within the district's boundaries and service area in the future. This Municipal Service Review will be available for use by LAFCo, the Weott CSD, special districts, and the public to better understand how public services are provided within Weott.

Humboldt LAFCo first adopted a Sphere of Influence report for the Weott CSD on July 26, 1989 (Resolution 89-07), which established a "status quo" sphere of influence for the district. In spheres of this nature, district service area boundaries and sphere boundaries are coterminous to limit service expansion outside the service area boundary. An update to the Weott CSD's Sphere of Influence report was adopted by the Commission on May 24, 2000, which maintained the status quo sphere of influence for the district. This update serves to review relevant data on services provided within the Weott CSD's sphere, and proposes an amendment to the district's existing sphere of influence.

### **Review Methods**

This Municipal Service Review was prepared by Humboldt LAFCo staff during April 2012. The Weott CSD was contacted by LAFCo to discuss the current status of district operations. LAFCo staff reviewed pertinent resource documents such as the Avenue of the Giants Community Action Plan (1998) and the Humboldt County Community Infrastructure and Services Technical Report (2008) to obtain detailed descriptions of existing infrastructure and services provided by the district. The draft Municipal Service Review was provided to the Weott CSD Board for review and clarification at their April 24, 2012 meeting.

## **Statutory Authority**

The fundamental role of the Local Agency Formation Commission (LAFCo) is to implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 consistent with local conditions and circumstances. The major goals of LAFCo as established by the Cortese-Knox-Hertzberg Act are to:

- Encourage orderly growth and development;
- Discourage urban sprawl;
- Preserve open-space and prime agricultural lands by guiding minimizing resource loss;
- Exercise its authority to ensure that affected populations receive efficient services;
- Promote logical formation and boundary modifications that direct the burdens and benefits of additional growth to those local agencies that are best suited to provide services;
- Make studies and obtain and furnish information which will contribute to the logical and reasonable development of local agencies to provide for present and future needs;
- Establish priorities by assessing and balancing community service needs with financial resources available to secure and provide community services and to encourage government structures that reflect local circumstances, conditions and financial resources; and
- Determine whether new or existing agencies can feasibly provide needed services in a more efficient or accountable manner and, where deemed necessary.

## **Service Reviews**

In accordance with California Government Code Section 56430, Humboldt LAFCo must conduct service reviews prior to, or in conjunction with, the mandated five-year schedule for updating spheres of influence of the agencies under its jurisdiction. As defined by State law, the service review is a comprehensive overview of public services within a given jurisdiction, addressing the public services provided by agencies subject to LAFCo's boundary regulation. The service review report must include an analysis of the issues and written determinations for each of the following:

1. Growth and population projections for the affected area;
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;
4. Financial ability of agencies to provide services;
5. Status of, and opportunities for, shared facilities;

6. Accountability for community service needs, including governmental structure and operational efficiencies; and
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

## **Spheres of Influence**

A sphere of influence is a plan, adopted by LAFCo, for the probable future boundaries and service area of an agency, such as the Weott CSD. State law required LAFCo to periodically review each agency's sphere of influence and make any amendments LAFCo determines to be advantages. All subsequent boundary change decisions must be consistent with the adopted sphere (i.e., territory cannot be annexed by an agency unless it is within that agency's sphere). When adopting or amending a sphere of influence, the law requires LAFCo to make determinations on a series of topics:

1. The present and planned land uses in the area, including agricultural and open-space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency; and
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.

The Municipal Service Review determinations and Sphere of Influence findings are included at the end of this report.

## AGENCY PROFILE

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### Background

The Weott Community Services District (CSD) is located in south-central Humboldt County, approximately 45 miles southeast of the City of Eureka and 23 miles north of Garberville, along the South Fork of the Eel River.

The Weott CSD is an independent special district that is governed pursuant to Community Services District Law (Government Code Section 61000, et seq.) The district has a five member Board of Directors that is elected “at large” by the registered voters that reside within the district. Board members, which must reside within district boundaries, are elected for four-year terms and oversee district needs and services, along with budget issues at monthly board meetings. Board meetings are held at the Milligan Community Center, 175 Lum Street, on the fourth Tuesday of each month, with special meetings scheduled as needed. All meetings are conducted and noticed as required by the Brown Act.

The district employs one full-time and two part-time staff. The district office, located at 201 Lum Street in Weott, is open Monday through Friday from 10:00 a.m. to 2:00 p.m. The district owns and operates the Milligan Community Center, which provides rental space for groups and special events.

### Formation

The Weott CSD was formed on September 28, 1965 by the County Board of Supervisors for the purpose of providing water, wastewater, garbage collection, fire protection, and street lighting to area residents (Resolution No. 2159). The district formation followed a disastrous flood in 1964, which destroyed over 90 percent of the buildings in Weott that were located on the lower river terrace about 35 feet above the main South Fork Eel River channel. Today, the majority of the community is situated east side of the Eel River directly across from the lower slope of Grasshopper Mountain.

On December 2, 1987, the Commission approved the activation of Weott CSD’s latent power<sup>1</sup> to provide sewage disposal services (Resolution No. 87-13). In addition, on December 2, 1992, the Commission activated the district’s recreational powers to serve the district and region with television reception (Resolution No. 92-05); however, the television receptor is no longer in use. At present, the Weott CSD provides water, wastewater, and fire protection services to district residents.

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<sup>1</sup> “Latent service or power” means those services, facilities, functions, or powers authorized by the principal act under which the district is formed, but that are not being exercised, as determined by the commission (Government Code Section 56050.5)

**Table 1. Weott CSD Services**

<b>Service</b>	<b>Service Approval/Activation</b>	<b>Current Status</b>
Water	Approved at Formation	Active
Wastewater	Approved at Formation Reactivated in 1987	Active
Fire Protection	Approved at Formation	Active
Garbage Collection	Approved at Formation	Inactive
Street Lighting	Approved at Formation	Inactive
Recreation	Latent power activation in 1992	Inactive

## **District Boundary**

The service area boundary for the Weott CSD is shown on Figure 1. The district covers approximately 309 acres in area and contains the unincorporated town of Weott. Humboldt Redwoods State Park is located to the north and west of the district, and US Highway 101 and Avenue of the Giants (State Route 254) run through the center of the district.

## **Growth and Population**

The town of Weott is defined as a census-designated place, which encompasses the area served by the Weott CSD. Based on the 2010 Census, the Weott CSD currently serves approximately 288 residents and 143 total housing units. The Weott CSD contains mostly low density residential and underdeveloped commercial parcels in the community center area, with some smaller vacant parcels that could experience some residential development.

Based on the U.S. Census, Humboldt County has grown at an average rate of approximately 0.6 percent per year over the last ten years. According to the Census of 2000 and 2010, the Weott area gained population and housing units. In 2000, the Census enumerated 256 people and 135 housing units in Weott, indicating that the population has increased by 1.1 percent and housing units increased by 0.6 percent per year between 2000 and 2010. New residential development within the district boundaries is expected to occur over time at existing county-wide rates, which would likely range from 0.25 to 1.0 percent per year. Significantly higher growth levels are not likely to occur during the next ten years.

Given uncertainties regarding past and future growth for the Weott CSD, future district population has been estimated using a conservative growth rate of 1.0 percent per year. Assuming this growth rate and the Census 2010 population, the population of the Weott CSD could reach approximately 345 by the year 2030, or an increase of three to five new residents per year. Therefore, the demand for water, wastewater, and fire protection services within the district is expected to increase proportionally to this population increase.

*Figure not included due to file size*



## Existing and Planned Uses

The district's most prominent feature is the town of Weott, which is one of six unincorporated communities along the Avenue of the Giants and the closest town to the Humboldt Redwoods State Park campground and visitor center in Burlington. Weott contains the Agnes Johnson School, Milligan Community Center, a post office, and a seasonal CAL FIRE station.

Land uses within the Weott CSD boundaries are subject to the Humboldt County Framework General Plan (Framework Plan), Volume I, and Zoning Regulations (Humboldt County Code Title III, Division 1). The district is within and subject to the land use policies in the Avenue of the Giants Community Plan (General Plan, Volume II), adopted April 11, 2000, in addition to the Framework Plan and Zoning Regulations.

The following sections describe the land within the Weott CSD boundaries and displays information according to General Plan Designation and Zoning Classification.

### General Plan

The General Plan designates approximately 45 percent of the land in the district as Public Lands (Humboldt Redwoods State Park) or Public Facilities (CAL FIRE station). About 41 percent is Agriculture Rural (outside of Urban/Rural Community Centers areas, few public services required, timber or agricultural land allowing intensive management opportunities) and the remainder is primarily Residential Low Density. Almost five acres commercially-designated land is located along the Highway 101 frontage in the town of Weott. (See Figure 2).

**Table 2. General Plan Land Use Designations**

<b>Land Use Designation</b>	<b>Acres</b>	<b>% of Total</b>
Agricultural Rural	41.6	13.4%
Commercial General	2	0.7%
Commercial Recreation	1.6	0.5%
Commercial Services	1.1	0.3%
Public Lands	128.3	41.5%
Public Facilities	9.9	3.2%
Residential Low Density	97.8	31.6%
Residential Medium Density	1.5	0.5%
HWY 101	25.6	8.3%
<b>Total</b>	<b>309.4</b>	<b>100.0%</b>

**Source:** Humboldt County Community Development Services Geographic Information System

*Figure not included due to file size*

## Zoning

Approximately 37 percent of the land within the Weott CSD boundaries is zoned Timberland Production Zone (provides standards and restrictions for the preservation of timberlands for growing and harvesting timber), Agriculture General (areas in which agriculture is the desirable predominant use and rural residential uses are secondary), and Flood Plain (limits the use of areas subject to such inundation and flooding). In addition, approximately 37 percent of the land is zoned for residential use and 24 percent is zoned for State Park or Public Facility use. The remainder, or approximately 1.5 percent, is zoned for commercial use.

**Table 3. Zoning Classifications**

<b>Zoning Classification</b>	<b>Acres</b>	<b>% of Total</b>
Agriculture General	40.8	13.2%
Neighborhood Commercial	0.6	0.2%
Community Commercial	1.4	0.5%
Highway Service Commercial	2.6	0.8%
Flood Plain	47.5	15.4%
Public Facility	9.9	3.2%
Residential One-Family	68.0	22.0%
Residential Multiple Family	1.5	0.5%
Rural Residential Agricultural	45.5	14.7%
State Park	65.2	21.1%
Timberland Production Zone	26.1	8.4%
<b>Total</b>	<b>309.1</b>	<b>100.0%</b>

**Source:** Humboldt County Community Development Services Geographic Information System

## SERVICES PROVIDED

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### Water Service

The Weott CSD's water system is supplied by two surface springs located in the Humboldt Redwoods State Park (a designated wilderness area) across the Eel River and south of Bull Creek. The district has approximately 143 existing service connections and provides water to all areas within its service boundaries. According to the Weott CSD, there is one water service connection outside of the district's boundaries that currently is not receiving service. This parcel (APN 095-191-016) is adjacent to the eastern boundary at the top of Madrone Road (see Figure 1).

The existing water system is in fair condition and suffers from historic water supply fluctuations during low flow summer months. Source capacity is estimated at 253,000 gallons per day (gpd) if the pumps are operated 24 hours per day (Weott CSD, 2012). The treatment capacity is limited by filtration and is estimated at 113,000 gpd if the filters are operated 22 hours per day, with the remaining time allowed for backwash cycle (Humboldt County, 2008).

As reported in the Humboldt County Community Infrastructure and Services Technical Report (2008), the district's average daily water use is approximately 129,000 gpd and overall peak daily use is currently in excess of the spring's source capacity and the treatment plant's treatment capacity. However, according to the Weott CSD, since 2008 the district has installed water meters on all service connections and repaired water leaks in the system, which has dramatically reduced average daily water use to approximately 25,000-30,000 gpd (Weott CSD, 2012).

The Weott CSD's water distribution system is all four inch diameter pipe or smaller, which does not provide sufficient fire flows as set forth by California Fire Code standards. The district has two water storage tanks with a total storage capacity of approximately 169,000 gallons. While the Weott CSD would like to replace the springs or augment them with a well in the hills east of Highway 101, it is doubtful the district's finances will permit this at present.

## **Wastewater Service**

The Weott CSD's wastewater collection system incorporates gravity mains and one lift station that direct wastewater to a community septic tank where preliminary treatment occurs. From here, raw wastewater flows through a recirculation tank and pea gravel filter, a chlorine contact basin, and dechlorination facilities. Disposal facilities consist of both a community leachfield and direct discharge to the South Fork Eel River, although the direct discharge disposal is not currently used. Sludge is dewatered and transported to the Humboldt County solid waste transfer station for landfill disposal.

The Weott CSD currently provides wastewater service to most areas within its service boundaries. The system currently has approximately 134 residential connections, and flows currently range between 14,000 gpd during dry weather and 30,000 gpd during wet weather. The facility has a permitted dry weather capacity of 30,000 gpd, and is therefore operating at approximately 47 percent of design capacity.

The wastewater treatment system was constructed between 1989 and 1991 and system improvements were made in 2000 under a USDA grant that included improvements to the lift station, chlorination/dechlorination equipment, and the gravel filter distribution piping. The system currently is operating well within its design capacity, and no system upgrades are planned other than typical maintenance.

## **Fire Protection**

The Weott CSD is responsible for providing fire protection services to the community and administers the Weott Volunteer Fire Department (VFD). The Weott VFD provides a full range of fire protection services, including emergency medical services, auto extrication, technical rescue, and general public assistance. In addition to serving the community of Weott, the department responds to calls for service beyond the Weott CSD boundary. The VFD's response area is approximately 12.5 square miles and extends north to Dyerville, east to McCann, west to Cuneo Creek, and south about halfway to Myers Flat (see Figure 3, Humboldt County Fire Planning Map<sup>2</sup>).

The Weott VFD currently supports its fire protection operations through a \$3.00 parcel fee included with the Weott CSD monthly water bill, Proposition 172 public safety sales tax revenue, community fundraising, and occasional grant funding. The department annually sponsors two spaghetti dinners for the community as well as the Avenue of the Giants Marathon. These events along with county and district resources help to fund the department.

### **Service Demand and Service Levels**

The Weott VFD is an active member of the fire service in Humboldt County. The VFD is a participant in the countywide fire protection mutual aid agreement, is a member of the Humboldt County dispatch cooperative, and has an active role in the Southern Humboldt Fire Chief's Association.

The Weott VFD also has an automatic aid agreement with the California Department of Forestry and Fire Protection (CAL FIRE), which maintains a regional fire station in Weott. The CAL FIRE station is staffed 24 hours per day during the declared fire season, typically June through October, and engines may respond to calls other than wildland fires if they are available and it will not affect their core responsibilities. During the winter period, CAL FIRE will respond to calls for service if personnel are available at the station.

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<sup>2</sup> Please note the fire planning map was prepared in 2003, and response areas for nearby fire agencies are expected to change (e.g., the proposed Fruitland Ridge Fire Protection District).

*Figure not included due to file size*

The Weott VFD responds to between 40-55 calls per year, of which the majority are medical responses. The response time for calls ranges from 5-10 minutes. In 2011, the Weott VFD responded to 55 calls for service, of which approximately 28 calls, or 50 percent, were medical related and 15 call, or 27 percent, were vehicle accident related.

**Table 4. Weott VFD Calls for Service (2008-2011)**

Call Type	2008		2009		2010		2011	
	Calls	%	Calls	%	Calls	%	Calls	%
Vegetation Fire	6	11.8%	4	8.5%	3	7.3%	2	3.6%
Structure Fire	3	5.9%	0	0.0%	2	4.8%	1	1.8%
Other Fires	5	9.8%	6	12.8%	0	0.0%	5	9.1%
Vehicle Accident	17	33.3%	12	25.5%	10	24.5%	15	27.3%
Medical	19	37.3%	23	49.0%	22	53.7%	28	50.9%
Hazardous Condition	0	0.0%	1	2.1%	1	2.4%	2	3.6%
Public Assist	1	1.9%	1	2.1%	3	7.3%	2	3.6%
<b>Total Calls</b>	<b>51</b>	<b>100%</b>	<b>47</b>	<b>100%</b>	<b>41</b>	<b>100%</b>	<b>55</b>	<b>100%</b>

## Personnel

The Weott VFD has an all volunteer staff of nine personnel. Currently the department has five firefighters trained to the First Responder level and all others trained to at least the Fire Fighter I certification level. The volunteers meet once a month for training and department drills on various topics such as apparatus and pump operations, fire fighting, and medical skills.

**Table 5. Personnel and Training**

<b>Personnel</b>	<b>Number</b>
Paid	0
Volunteer	9
Total	9
<b>Training Qualification</b>	<b>Number</b>
Fire Fighter I or above	4
First Responder (Medical)	5

## Emergency Medical Services

The North Coast Emergency Medical Services Agency (North Coast EMS) establishes certifications, scopes of practice, and procedures for departments responding to medical emergencies. North Coast EMS maintains Memorandums of Understanding (MOUs) with First Responder Basic Life Support (BLS) and First Responder Advanced Life Support (ALS) departments. The Weott VFD is a BLS service provider.

The Weott area is served by City Ambulance of Garberville (22 miles away from Weott) and it is the same distance to the nearest hospital (Jerold Phelps Community Hospital in Garberville) and approximately 28 miles to the closest comprehensive Emergency Department (Redwood Memorial Hospital in Fortuna). As a result, the Weott VFD plays a critical role in that it provides rapid response, carries out BLS medical interventions, and has patients ready for transport when ambulance personnel arrive.

## Current Infrastructure and Facilities

The Weott VFD operates from one fire station located at 10 Lum Street. The following table describes the apparatus utilized by the department. The VFD owns a 1983 Chevy Suburban rescue unit and a 2006 Pierce fire engine that was acquired through the FEMA's Firefighter Assistance Grant. In 2010, the Weott VFD obtained an automated external defibrillator (AED) which is used as an adjunct to CPR during advanced cardiac life support. They own protective outer gear (turnouts) and breathing apparatus.

**Table 6. Facilities and Apparatus**

Station	Address	Apparatus	Year	Type	Pump (GPM)	Tank (Gal)
1	Weott VFD 10 Lum Street	R-6871	1983	I	N/A	N/A
		E-6821	2006	I	1,250	800

The Incident Command System (ICS) fire engine typing, the ISO Property Protection Classification System, and the National Fire Protection Association (NFPA) establish standards for the fire engine capabilities and the water and equipment compliment that is to be carried on board. The Humboldt County Fire Chief's Association recently implemented a county-wide fire engine numbering system that indicates the fire department (first two digits), fire engine type (third digit), and fire department apparatus number (fourth digit). For instance, the ICS engine typing system specifies the volume of water and the number of passenger seats for each engine type; the ISO system specifies the type and quantity of hose, appliances, and equipment that must be carried on structure firefighting engines, and the NFPA specifies engine characteristics, including hoses, nozzles, ladders, equipment, and appliances in even greater detail.

## Planned Improvements

The most important concern for Weott VFD has always been funding. Currently the VFD supports nine volunteers, a 2006 Pierce Engine, a 1986 Chevrolet Suburban light rescue vehicle, and a fire station. A priority need for the department is to replace the Suburban vehicle. The Weott VFD regularly pursues grant funding to address equipment and training needs. As a result, equipment and apparatus is acquired as funds are available.



## **Other Service Providers**

### **General Governmental Services**

The County of Humboldt provides general governmental services – which includes social services, emergency services, planning, county roads and parks, etc. – to the unincorporated areas of Humboldt County, which includes the land within and surrounding the Weott CSD.

### **Law Enforcement**

Law Enforcement is provided by the Humboldt County Sheriff's Office. The Garberville station deputies patrol from the Stafford area south to the Humboldt County line, which includes the Weott CSD and its surrounding areas.

### **Street Lighting**

The Weott Street Lighting Maintenance District is approximately 550 acres in area and includes the community of Weott. The district is governed by the Board of Supervisors and receives funding through a portion of the one percent property tax and a special assessment. District revenue is used to pay PG&E to own, operate, and maintain streetlights within the district.

### **Recreation**

The Humboldt Redwoods State Park surrounds the community of Weott and encompasses nearly 53,000 acres. The park offers a wide variety of camping and recreational experiences with over 250 family campsites in three different campgrounds, as well as environmental camps, group camps, trail camps, and a horse camp. Over 100 miles of trails for hikers, bikers, and horse riders are available. The South Fork Eel River provides fishing, boating, and swimming opportunities, and there are many day use areas for picnicking and family activities.

## FINANCING

### Revenues and Expenditures

Current Weott CSD expenses are approximately \$156,000 per year and revenues are approximately \$181,000 per year. According to Weott CSD records, they operate their water system on an annual budget of approximately \$85,000 and their wastewater system on an annual budget of approximately \$78,000. The majority of water and wastewater revenues come from service charges, but funding also comes from connection fees, late charges, grant funds and other smaller sources. Equipment repair and maintenance, permit and professional fees, wages and insurance are some of the larger expenditures incurred by the district.

**Table 7. Statement of Revenues & Expenditures**

<b>Revenues</b>	<b>Budget 2010-11</b>	<b>Actual 2010-11</b>	<b>Budget 2011-12</b>
Water	\$74,000.00	\$85,079.12	\$83,000.00
Sewer	\$78,000.00	\$78,740.80	\$78,000.00
Fire	\$4,800.00	\$4,900.20	\$4,800.00
Interest	\$1,000.00	\$1,482.38	\$1,000.00
Late Charges	\$3,000.00	\$3,685.03	\$3,000.00
Other Income	0.00	\$2,610.48	\$0.00
Property Taxes	0.00	\$4,408.90	\$4,000.00
<b>Total Revenues</b>	<b>\$160,800.00</b>	<b>\$180,906.91</b>	<b>\$173,800.00</b>

<b>Expenses</b>	<b>Budget 2010-11</b>	<b>Actual 2010-11</b>	<b>Budget 2011-12</b>
Sewer Repair Maintenance	\$1,000.00	\$3,400.28	\$4,000.00
Water Repair Maintenance	\$5,000.00	\$3,626.21	\$5,000.00
Auto Fuel – Travel Reimb.	\$3,000.00	\$3,489.95	\$3,500.00
Education/Certificates	\$300.00	\$530.00	\$600.00
Dues/Membership	\$1,500.00	\$2,494.00	\$2,500.00
Waste Discharge Permit	\$6,000.00	\$5,610.00	\$6,000.00
Water System/Permit	\$7,000.00	\$867.28	\$2,000.00
Liability Insurance	\$8,000.00	\$8,267.00	\$8,200.00
Sewer Pumping	\$1,200.00	\$1,820.00	\$3,200.00
Collection-Testing	\$2,500.00	\$1,355.00	\$2,000.00
Treatment-Testing	\$500.00	\$553.83	\$600.00
Bank Charges	\$400.00	\$225.45	\$400.00
Office Expense	\$800.00	\$2,178.07	\$2,200.00
Postage	\$700.00	\$752.12	\$750.00
Petty Cash	\$100.00	\$100.00	\$100.00
Professional Fees	\$12,000.00	\$12,303.64	\$7,000.00
Wages	\$68,000.00	\$52,542.03	\$60,000.00
Payroll Taxes	\$6,000.00	\$5,885.83	\$6,000.00
Workers Compensation	\$2,500.00	\$2,200.00	\$2,500.00
<i>Utilities</i>	--	--	--
Internet	\$200.00	\$402.19	\$360.00
Telephone	\$3,200.00	\$2,380.36	\$2,500.00

<b>Expenses</b>	<b>Budget 2010-11</b>	<b>Actual 2010-11</b>	<b>Budget 2011-12</b>
PG&E	\$7,000.00	\$5,934.37	\$7,000.00
Blue Star Gas	\$500.00	\$804.75	\$500.00
<i>Fire Fees</i>	--	--	--
Weott VFD Reimburse	\$1,000.00	\$580.00	\$1,000.00
Radio/Communication	\$800.00	\$1,149.50	\$800.00
Fuel/Travel	\$100.00	\$241.35	\$500.00
Small Tools/Instruments	\$0.00	\$130.00	\$200.00
Internet	\$200.00	\$240.00	\$360.00
<b>Total Expenses</b>	<b>\$142,000.00</b>	<b>\$120,063.21</b>	<b>\$129,770.00</b>
<b>Loan-Sewer 2574</b>	<b>\$16,200.00</b>	<b>\$15,755.00</b>	<b>\$15,755.00</b>
<b>Loan-Water 9400</b>	<b>\$15,000.00</b>	<b>\$14,671.74</b>	<b>\$14,671.74</b>
<b>Loan-SWRCB</b>	<b>\$0.00</b>	<b>\$5,772.41</b>	<b>\$5,772.41</b>
<b>Total</b>	<b>\$173,200.00</b>	<b>\$156,262.36</b>	<b>\$165,969.15</b>

The Weott CSD also carries state loans and improvement bonds for past water and sewer system improvement projects. The district pays approximately \$36,000 per year for all long-term debt and payments are scheduled through the year 2039.

The district's capital assets of land, easements, water plant, sewage treatment plant, and equipment and vehicles were reported as having a value of approximately \$2.5 million. The district has begun to develop a Capital Improvement Plan and replacement or depreciation funds are slowly being accumulated through revenues.

## **LOCAL ACCOUNTABILITY**

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**Table 8. Contact Information**

Weott Community Services District	Contact:	Christine Conn, Office Assistant
	Physical Address	201 Lum Street, Weott, CA 95571
	Mailing Address:	PO Box 218, Weott, CA 95571
	Phone Number:	(707) 946-2367
	E-mail	weottcsd2010@att.net
Weott Volunteer Fire Department	Contact:	Thomas Milligan, Chief
	Physical Address	10 Lum Street, Weott, CA 95571
	Mailing Address:	PO Box 269, Weott, CA 95571
	Phone Number:	(707) 946-1953
	E-mail	WVFD@att.net

## **MUNICIPAL SERVICES REVIEW DETERMINATIONS**

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56430. (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

### **1) Growth and population projections for the affected area.**

The Weott CSD boundaries include a population of 288 residents and 143 housing units (2010 Census). Residential development is expected to occur over time at current growth rates, which range from 0.25 to 1.0 percent per year in Humboldt County. To meet future residential demand, the Weott CSD has begun to develop a Capital Improvement Plan and accumulate replacement or depreciation funds through reserves to upgrade the district's water treatment plant.

### **2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere.**

A disadvantaged unincorporated community is defined as any area with 12 or more registered voters where the annual median household income is less than 80 percent of the statewide annual median household income (pursuant to Government Code Section 56033.5 and Water Code Section 79505.5). Using data from the 2010 Census, the statewide annual median household income is \$54,459. Eighty percent of the statewide annual median household income is \$43,567.

The Humboldt County median household income (2006-2010), as reported by the 2010 Census, is \$40,089, which is below the 80 percent threshold referenced above. This prompts the Commission to prepare a written determination on infrastructure needs or deficiencies within or contiguous to the Weott CSD's sphere of influence.

According to Table 2 and Figure 2, Weott CSD contains a combination of low density residential, commercial, and public land uses, for which the district provides water, wastewater, and fire protection services. The district is surrounded by public (Humboldt Redwoods State Park), timber production, and agricultural rural land uses, which according to the Humboldt County General Plan Framework Plan, are land uses that typically reside outside of rural community centers areas and do not require municipal services such as water or wastewater. Therefore, there are not any disadvantaged unincorporated communities within or contiguous to the Weott CSD's sphere of influence that lack basic infrastructure or the provision of services.

It is also important to note that the Humboldt County General Plan Update (Planning Commission's Draft released on March 19, 2012) has designated the community of Weott as a "Community Planning Area", which serves to allow for more precise mapping and application of plan policies, as well as increased opportunities for infrastructure planning in unincorporated areas. The County is therefore, sufficiently including Weott in their land use planning activities.

### **3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere.**

The Weott CSD currently provides water, wastewater, and fire protection services. According to the Humboldt County Community Infrastructure and Services Technical Report (2008), the Weott CSD's water system is in fair condition overall but infrastructure improvements are needed to correct existing deficiencies and have additional capacity to serve future development.

The Weott CSD's wastewater system is operating well within its design capacity and waste discharge requirements. No wastewater system improvements are needed to serve planned development within the service area.

The Weott VFD's engines, water tenders, and other utility vehicles are all in operable condition. Currently, the department has access to a limited number of fire hydrants within the town center and additional fire flow capacity is needed to supply water within the district boundaries. The Weott VFD fire station is appropriately sited and adequate to support the existing and foreseeable levels of service.

### **4) Financial ability of agencies to provide services.**

The Weott CSD funds their water and wastewater systems primarily through service charges. Replacement or depreciation funds are slowly being accumulated through revenues. The district has begun to develop a Capital Improvement Plan and they currently are slowly building reserves. However, with a lack of adequate reserves in place, funding for upgrading the water treatment plant to serve future development would likely come in the form of a low interest loan, like a State Revolving Fund loan. The district could also apply for grant funding to reduce the cost to ratepayers. District specific studies (master plans) or project specific studies (facility plans) should be used to appropriately distribute the costs between existing and new users.

### **5) Status of, and opportunities for, shared facilities.**

The Weott CSD is located just outside of Humboldt Redwoods State Park along U.S. Highway 101 and Avenue of the Giants. Due to its distance from other communities, there are no opportunities for shared facilities identified at this time. The nearest town, Myers Flat, is located approximately five miles southeast of Weott and does not have community water or sewer services.

The Weott VFD is a regional partner in the overall fire suppression and prevention effort in Humboldt County. The department is a member of the county-wide mutual aid agreement, and therefore are likely only limited opportunities for expanded facility and service sharing opportunities. In addition, the Weott VFD has a comparable number of volunteers and facilities compared to other similar sized districts in the county.

A larger reorganization involving surrounding volunteer fire departments along the Avenue of the Giants has been considered to establish a new long-term structure and source of revenue from which the communities along the Avenue can rely upon into the future. However, there has been a lack of movement to consolidate and form an Avenue Fire Protection District. Concerns have been cited regarding the perceived loss of local control of fire protection services and service costs.

While CAL FIRE is responsible for wildland fire protection for non-federal land within the majority of the district, the Weott VFD provides enhanced fire protection services in the local community for structure fire, medical aid, vehicle accidents and extraction, and similar traditionally local fire department type services.

## **6) Accountability for community service needs, including governmental structure and operational efficiencies.**

The Weott CSD has a board of directors that are elected by registered voters within the district. The board meets regularly, and district board meetings comply with the provisions of the Brown Act. The district provides administrative support to the Weott VFD to maintain community-based fire protection services. It appears that this relationship is sufficient and supports the mutual social and economic interests of the Weott community.

## **7) Any other matter related to effective or efficient service delivery, as required by commission policy.**

There are no further matters related to effective or efficient service delivery to report at this time.

## **SPHERE OF INFLUENCE DETERMINATIONS**

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56425. (e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

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

The Humboldt County Framework General Plan and proposed General Plan Update designate most of the lands within the district boundaries for public, residential, and commercial uses. The General Plan Update designates the community of Weott as a “community planning area”, which serves to allow for more precise mapping and application of plan policies, as well as increased opportunities for infrastructure planning.

The district is primarily surrounded by publically owned parkland (Humboldt Redwoods State Park). Several parcels located to the east of the district are designated in the Humboldt County Framework General Plan and proposed General Plan Update for Rural Residential use (applies to large lot residential uses that typically rely upon on-site water and wastewater systems). One parcel (APN 095-191-016) located outside the Weott CSD boundaries is designated in both the Humboldt County Framework General Plan and proposed General Plan Update for Residential Low Density use (applies to areas suitable for residential use where urban services are available or are anticipated to be available). Because this parcel is designated to receive urban services, and because the parcel is already connected to the Weott CSD’s water system (as described on page 9), a sphere of influence amendment (expansion) is proposed. This proposed sphere amendment is described in more detail below.





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

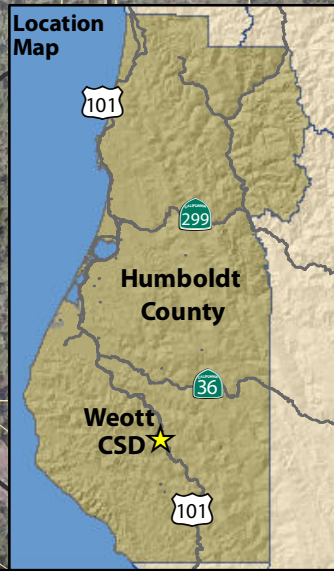
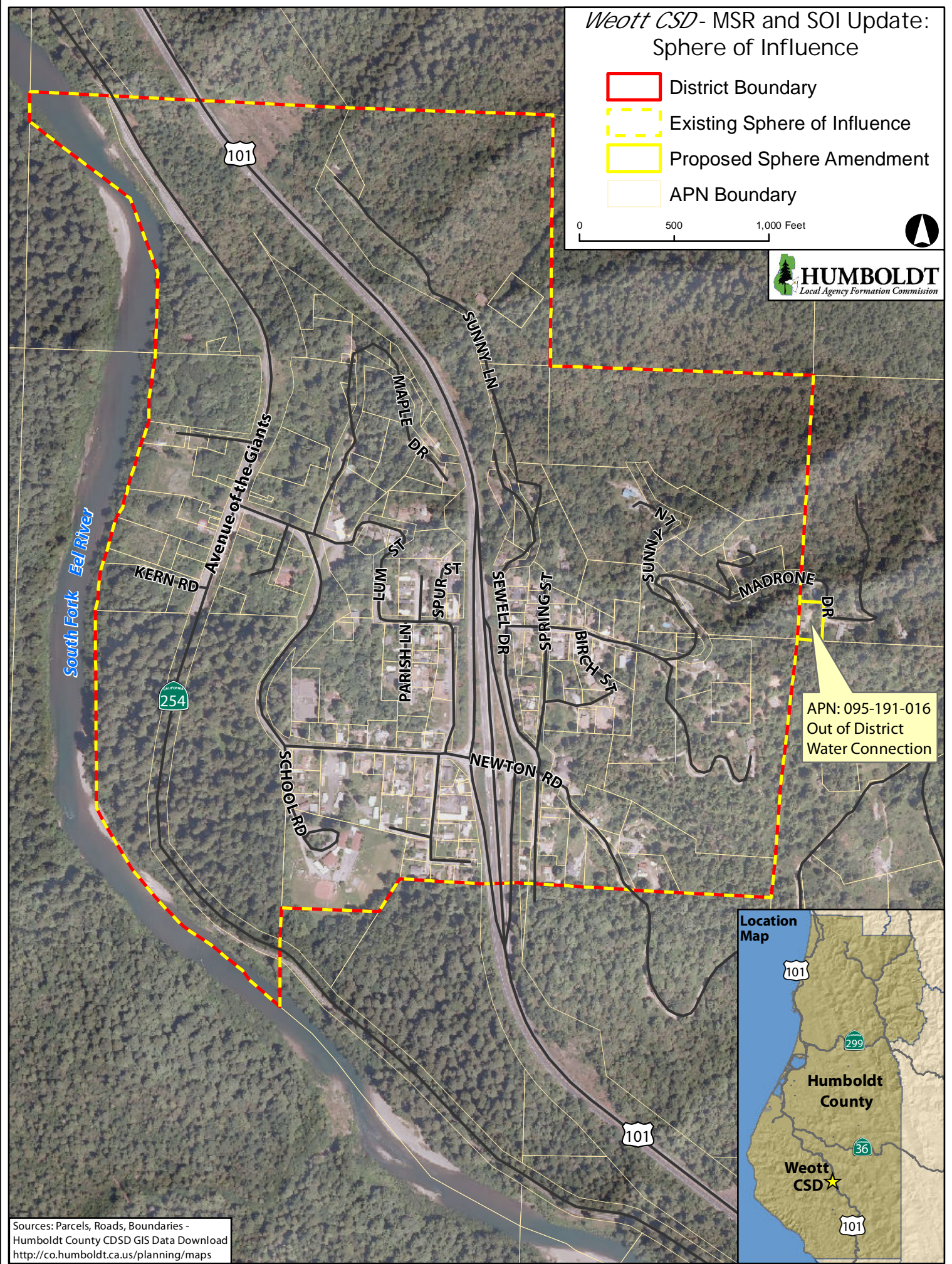
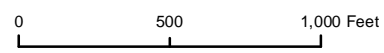
The Weott CSD has been serving the community since 1965. The residents of the Weott area will continue to require water service, sewage treatment, and fire protection services as currently provided by the district. Future types and densities of development will not be sufficient to warrant major changes in service provision.

As discussed previously, there is an out-of-district water service connection to a 0.6 acre parcel (APN 095-191-016) located adjacent to the eastern district boundary at the top of Madrone Road. While this parcel is not currently receiving service, there is a strong likelihood that the property owner will request water service from the Weott CSD in the future. In anticipation of the property owner’s need for water service in the future, a sphere of influence amendment is proposed that would expand the sphere boundary to include this parcel (see Figure 4, Sphere of Influence). Including this parcel within the district’s sphere would allow for subsequent annexation by the Weott CSD, consistent with the adopted sphere.



# Weott CSD- MSR and SOI Update: Sphere of Influence

-  District Boundary
-  Existing Sphere of Influence
-  Proposed Sphere Amendment
-  APN Boundary



Sources: Parcels, Roads, Boundaries -  
Humboldt County CSDS GIS Data Download  
<http://co.humboldt.ca.us/planning/maps>



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

The Weott CSD has the present capacity to provide water, wastewater, and fire protection services within the district boundaries and to the existing 0.6 acre residential parcel located within the proposed sphere of influence expansion area. There are no known service gaps or underserved areas within the district. Overall, the district currently functions efficiently. The CSD budget demonstrates that the district has sufficient revenues to cover expenses and sustain the district at its current capacity.

**4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

The Weott CSD supports the mutual social or economic interests of the Weott community by sustaining community-based water, wastewater, and fire protection services. The district provides for more local control that the community has to establish priorities, control costs, and ensure that the level of service continues to match the needs of the local community. No areas of social or economic interest are known that are not already being served by the district.

**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.**

The Weott CSD sphere is proposed to be expanded to include a parcel that currently is connected to the Weott CSD water system and is designated for urban services. The Municipal Services Review determinations made for disadvantaged unincorporated communities applies here to this determination as well.

## REFERENCES

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Humboldt County General Plan Update. 2008. Community Infrastructure and Services Technical Report.

US Census Bureau. State and County Quick Facts. Humboldt County, CA. URL:  
<http://quickfacts.census.gov/qfd/states/06/06023.html>

US Census Bureau. 2010 Census Block Map: Weott CDP, CA. URL:  
[http://www2.census.gov/geo/maps/dc10map/GUBlock/st06\\_ca/place/p0684004\\_weott/DC10BLK\\_P0684004\\_001.pdf](http://www2.census.gov/geo/maps/dc10map/GUBlock/st06_ca/place/p0684004_weott/DC10BLK_P0684004_001.pdf)

Weott VFD. 2012. Letter from Louis Iglesias, Assistant Fire Chief, to LAFCo concerning local fire response services for the MSR Update. April 20, 2012.

Weott CSD. 2012. Comments from Barbara Kennedy, Chairperson, to LAFCo concerning the Weott CSD MSR Update. May 3, 2012.

Weott CSD. 2012. Comments from Louis Iglesias, Director, to LAFCo concerning the Weott CSD MSR Update. May 3, 2012.