



**CHANGE OF ORGANIZATION
OR REORGANIZATION APPLICATION FORM**

Proposal Description

1. Type of proposal:

	<i>Subject Agencies (Cities and/or Special Districts)</i>	<i>Related Jurisdictional Changes (Annexation, Detachment, Sphere Amendment, etc.)</i>
1.	Garberville Fire Protection District	Annexation
2.		
3.		
4.		

2. Title of proposal:

Garberville Fire Protection District Out of District Response Area Annexation and Consolidation with the Sprowel Creek Volunteer Fire Company

3. Who initiated the proposal? *(LAFCo proposals may be initiated by resolution of application adopted by an affected city, county or special district, or by petition of landowners or registered voters of the affected area. In both cases, a notice of intent must be submitted to LAFCo.)*

The following is attached to this application form:

- Agency Resolution of Application
- Landowner Petition
- Registered Voter Petition

4. Does the proposal have 100 percent consent of all property owners? *(If so, please submit a letter of consent from each property owner to process the application without public notice or hearing.)*

- Yes
- No

5. Applicant:

<i>City/District/Chief Petitioner</i>	Garberville Fire Protection District
<i>Street Address</i>	P.O. Box 288,
<i>City/State/Zip</i>	Garberville, CA 95542

6. Designated Contact Person:

<i>Name</i>	Tim Tietz, Fire Chief
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Telephone	(707) 923-3196
E-mail	gfpdpublic@gmail.com

General Information

1. Explain in detail the reasons for the proposal and why it is necessary.

The Garberville FPD was formed in 1940 and has provided fire protection services to its out-of-district response area for decades and the Sprowel Creek Volunteer Fire Company, incorporated in 1998, provides fire protection service to the Sprowel Creek/Nielson Ranch area. The Garberville Fire Protection District (FPD) proposes to annex its existing out-of-district service area and consolidate operations with the Sprowel Creek Volunteer Fire Company and annex the Sprowel Creek service area into the boundaries of the Garberville FPD. The proposed annexation would establish district boundaries that clearly define service responsibilities for the benefit of neighboring fire service providers, land use authorities, the public, and other service providers.

The Sprowel Creek Volunteer Fire Company is not supported by a sustainable or reliable source of ongoing revenue to support the provision of fire protection services. The proposed annexation would extend the Garberville FPD's current property tax allocation to the expanded district boundary, establish a new district-wide special tax, and consolidate fire protection service operations and administration with Sprowel Creek, providing regular and ongoing revenue sources to sustain local fire protection services within each community and to also retain the important local identity of each community's fire department. The annexation and consolidation would support essential fire protection services to the following communities: Benbow, Sprowel Creek, Garberville Airport/Kimtu Meadows, Bear Canyon, Alderpoint Road, and South U.S. 101/Richardson Grove.

The proposed annexation would officially merge the operations of the two fire departments into one efficient, effective, and sustainable emergency services system and make possible a proactive, sustainable solution for future fire and emergency service needs for the area by creating a regional district, with an improved economy of scale and associated benefits. Sprowel Creek would become a new Garberville FPD battalion. In addition, the new revenue generated by this annexation would begin the process of establishing a new Garberville FPD battalion in the Benbow area. If all progresses according to plan, additional firefighters would be recruited and trained from the Benbow area, initially a fire engine may be strategically placed at a residence or other location to allow a quicker response to Benbow incidents, and ultimately a fire station constructed in Benbow after sufficient revenue is accumulated, an appropriate site is selected, and environmental review completed.

2. Describe the general location and physical features of the subject territory.

The proposed annexation area includes the communities of Benbow, Sprowel Creek, Garberville Airport/Kimtu Meadows, Bear Canyon, Alderpoint Road, and South U.S. 101/Richardson Grove.

- The Benbow response area is approximately 11,500 acres in area is located south of the Garberville FPD and includes the Benbow Inn and surrounding commercial areas, the Benbow golf course, single family homes, rural residential areas, Benbow State

Recreation Area, and timber and farmlands extending east towards Reed Mountain. The most populated portion of this area is the flat and gently sloping community of Benbow, about 400 feet in elevation, located at the confluence of the East Branch of the South Fork and the South Fork Eel River and the remainder of this area is comprised of grassy and forested hillslopes with rural residences, ranches and agricultural operations. The highest point in this response area is Reed Mountain, at approximately 3,00 feet. This area contains approximately 250 homes located on single family and rural residential parcels, the 55 room historic Benbow Inn, the Benbow KOA campground with numerous resort related uses, the Benbow Lake State Recreation area, a few small commercial enterprises. This community is served by the Del Oro Water Company, which is a privately owned water company regulated by the Public Utilities Commission that serves the developed area of Benbow located privately along the west bank of the South Fork Eel River and south bank of the East Branch of the South Fork. This area is generally bordered on the west by the Benbow State Recreation area and the hills above U.S. 101, the former Tooby Ranch area to the north, the East Branch of the South Fork Eel River to the east, and to the south by the Milk Ranch Creek drainage to South Fork Eel River.

- Sprowel Creek is small rural residential and ranching community that is about 4,500 acres in area and is sometimes referred to as Nielson Ranch. This area contains approximately 70 homes, several small ranches and farms located on the south facing slopes above Sprowel Creek. Elevation range from 700 to nearly 2,000 feet. This area is generally bordered on the west by Green Diamond Timberlands, to the south by the Humboldt/Mendocino County line, to the east by the Richardson Grove/U.S. 101 area, and to the north by the Sawmill Creek drainage to the South Fork Eel River.
- The Garberville Airport/Kimtu Meadows response area is approximately 6,900 acres in area and contains the Connick Creek subdivision area, the Kimtu Meadows area, the Garberville airport and the rural residential development that surrounds it, and the lower portion of the Old Briceland Road area. This area contains 155 mostly rural residential units, the County operated Garberville Airport, the Southern Humboldt Community Park, a commercial aggregate option, Garberville sanitary District water production and storage facilities. Portions of this area are within the Garberville Sanitary District boundaries and served by its municipal water system. The suburban and rural residences are clustered along the terraces above the flood plain of the south Fork Eel River with rural residences and agricultural operations extended into the grassy and forested hillslopes. Elevations in this area range from about 350 to 1,500 feet. This area is bounded by the Briceland Fire Protection to the west and north as well as the Bear Canyon area to the north, and to the east by the Sprowel Creek VFD response area and the Benbow community to the east.
- The Bear Canyon response area is 900 acres in area and located mostly on the west side of the South Fork Eel River and containing approximately 25 residences and the Garberville Sanitary District wastewater treatment plant and also includes a light industrial area along Redwood Drive containing a Caltrans maintenance station, a Renner Petroleum station, and Blue Star Gas. This area is largely comprised of a sharp oxbow in the South Fork Eel River with high river terraces at about 400 feet in elevation and an east-west ridgeline with an elevation of about 900 feet at its highest point. The area is bounded by the Briceland Fire Protection District in the west, the South Fork Eel River in the north, the US 101 right of way and the South Fork Eel River in the east, and the Connick Creek area in the south.
- The Alderpoint Road response area is about 9,000 acres and includes the rural residential areas that extend from the existing District and are located along the north and south sides of Alderpoint Road east to the Pratt Mountain area. This area is contains approximately 190 homes and several small agricultural operations located

on west facing grassy and forested slopes that range from approximately 500 feet to about nearly 3,900 feet. The western boundary is the U.S. 101 right of way, the northern boundary generally follows Dean Creek, the eastern boundary is Pratt Mountain and the first row of parcels on the east side of Dyerville Loop Road, and the southern boundary is the Tooby Ranch area.

- The Maple Lane East response area is about 300 acres and contains approximately 15 homes that are located just east of the existing Garberville FPD boundary. This is a forested area with predominantly west facing hillslopes ranging from approximate about 550 feet to about 1,000 feet. This area is bounded by the existing district boundary to the west and north, and the eastern and southern boundary is the Tooby Ranch area.
- The Richardson Grove, South U.S. 101 response area is about 3,500 acres and contains the commercial recreation uses such as the One Log House, the Legend of Big Foot roadside sale, Renner Petroleum, The Grandfather Tree gift shop, an RV park, and Richardson Grove State Park located in the South Fork Eel River valley along U.S. 101 to as well as nearly 40 homes that are mostly located on the hill slopes of U.S. 101 to the west. This area is bounded by the Sprowel Creek area to the west, the Benbow Community to the north, timberlands to the east, and the Mendocino County line to the south.

3. What is the current population of the subject territory? The current district boundary contains approximately 623 people, based on Census Blocks and the 2020 Census. The following table shows an estimate of the 2020 population of the proposed annexation area.

Response Area	Population
Garberville Airport/Kimtu Meadows Response Area	265
Alderpoint Road Response Area	187
Bear Canyon Response Area	60
Benbow Response Area	472
Maple Lane East Response Area	46
Richardson Grove, South 101 Response Area	67
Sprowel Creek VFC Response Area	37
Total	1,134

Source: estimate based on 2020 Census Block Groups.

4. If the proposal includes development, what is the estimated population of the subject territory?

Garberville FPD annexation and consolidation with the Sprowel Creek Volunteer Fire Company does not include development. There would be no change in population resulting from the proposed annexation and consolidation.

Upon approval of the proposed annexation and consolidation, the GFPD intends to begin planning for a new fire station to serve the Benbow Community. The proposed special tax and a portion of the new property tax revenue from the area are expected to generate sufficient revenue for a fire station, similar to the Measure Z funded fire stations recently constructed in various locations throughout the county. An appropriate site has not been identified. One would be selected through an appropriate process that includes an evaluation of response times and consideration of environmental constraints. As such, the

GFPD has not made any commitment to a specific project which may result in a potentially significant environmental impact.

- Number of registered voters within the subject territory.

Precinct Name	Voters
2SH-4	534
2SH-4A	101
2SH-4B	11
2SH-9	9
2SHF4	10
2SHF9	7
2SHS4	385
2SHS4A	1
2SHS4B	26
2SHS4C	4
Total	1,088

Source: Humboldt County
Elections and Voter Registration, 2021.

- Number of parcels within the subject territory.

Response Area	Assessors Parcels
Garberville Airport/Kimtu Meadows Response Area	217
Alderpoint Road Response	164
Bear Canyon Response Area	46
Benbow Response Area	535
District Island	1
Maple Lane East Response Area	21
Richardson Grove, South 101 Response Area	67
Sprowel Creek VFC Response Area	57
Total	1,108

Proposal Boundaries

- A map and geographic description of the proposal area meeting State Board of Equalization requirements must be submitted.

The following is attached to this application form:

- Vicinity Map
- Boundary Map
- Boundary Description

Note: This application includes a general description of the Garberville FPD annexation and consolidation and geographic map. A map and geographic description of the proposal area

meeting State Board of Equalization requirements shall be provided upon approval of the proposal and prior to the submission of materials to the State Board of Equalization.

2. Describe how the boundaries of the proposal were determined.

The boundaries of the annexation area are intended to correspond with the Garberville FPD out of district response area and the boundaries of the Sprowel Creek VFC. The proposed annexation area includes most of the Garberville FPD Sphere of Influence (SOI) (Resolution 16-05 adopted on June 20, 2016 by the Humboldt Local Agency Formation Commission approving the South County Fire Protection Services Municipal Service Review (hereafter MSR/SOI), and the Sprowel Creek Company response area, as shown on pages 84 and 85 of the MSR/SOI, further identified as Area 8a on Figure 1 of the MSR/SOI, and as identified as Area 16 on Figure 1 of the MSR/SOI, excluding lands within the SOI that are undeveloped and exclusively contain timberlands and that can clearly be defined as commercial forest lands that are timbered and included within State Responsibility Area, pursuant to California Health and Safety Code Section 13811.

Land Use Information

1. What is the total assessed value of properties (land and improvements) within the subject territory? (Note: you are encouraged to provide this information along with any existing assessments in a separate spreadsheet).

Response Area	Land	Improvement	Fixtures	Total
Garberville Airport/Kimtu Meadows Response Area	\$21,199,450	\$23,361,769	\$794,937	\$45,356,156
Alderpoint Road Response	\$28,729,243	\$21,700,187	\$901,447	\$51,330,877
Bear Canyon Response Area	\$3,522,204	\$4,821,864	\$692,980	\$9,037,048
Benbow Response Area	\$45,950,838	\$44,949,445	\$2,250,785	\$93,151,068
District Island	\$58,970	\$0	\$0	\$58,970
Maple Lane East Response Area	\$1,722,684	\$1,395,175	\$0	\$3,117,859
Richardson Grove, South 101 Response Area	\$5,253,305	\$8,133,548	\$873,881	\$14,260,734
Sprowel Creek VFC Response Area	\$6,668,427	\$3,390,359	\$31,900	\$10,090,686
Total	\$113,105,121	\$107,752,347	\$5,545,930	\$226,403,398

2. Describe the existing uses within and surrounding the subject territory. Be specific regarding existing commercial corridors, residential communities, relevant structures, etc.

The following table lists the Assessors's Use Codes applied to parcels within each response area of the Garberville FPD annexation area. More detailed descriptions of existing commercial corridors, residential communities, relevant structures within each of these areas can be found in response #2 in General Information, above.

Response Area & Assessor's Use Description	APNs	Acres
Garberville Airport/Kimtu Meadows Response Area	217	6,758
100% TPZ, Rdwd & Wwd, Improved	6	403

100% TPZ, Rdwd & Wwd, Vacant	2	82
100% TPZ, Rdwd, Improved	1	40
100% TPZ, Rdwd, Vacant	6	405
100% TPZ, Wwd, Improved	4	531
100% TPZ, Wwd, Vacant	12	765
Improved Single Family Residential	36	29
Improved, Rural Residential, 10 to 20 ac	9	126
Improved, Rural Residential, 1 to 5 ac	18	36
Improved, Rural Residential, 20+ to 40 ac	8	276
Improved, Rural Residential, 40+ac	5	323
Improved, Rural Residential, 5+ to 10 ac	10	67
Improved, Rural Residential, up to .99 ac	3	58
Improved, Subject to Exemption	1	444
Licensed MH on fee parcel	2	12
Misc Light Industrial	1	5
Portion TPZ, Mix Rdwd&Wwd, Improved	3	207
Portion TPZ, Mix Rdwd, Wwd, Vacant	2	142
Portion TPZ, Rdwd, Improved	2	99
Portion TPZ, Wwd, Improved	8	857
Portion TPZ, Wwd, Vacant	5	835
Public Land, Schools, Non Taxable Entities	12	265
Public Utilities	1	0
Rural - Improved	20	156
Rural - Vacant	10	140
Rural w/ Timber Infl - Vacant	3	183
Taxable MH on fee parcel	5	11
Vacant Rural Residential, 1-5 ac	2	8
Vacant Single Family Residential	9	5
Vacant, Rural Residential, 20+ to 40 ac	2	68
Vacant, Rural Residential, 40+ ac	3	162
Vacant, Rural Residential, 5+ to 10 ac	2	14
Vacant, Rural Residential, to .99ac	4	2
Alderpoint Road Response Area	164	8,887
100% TPZ, Wwd, Improved	3	234
Ag Preserve, Misc Imps	2	274
Ag Preserve, Res Imps	1	365
Ag Preserve, Vacant	16	1,665
Improved, Rural Residential, 10 to 20 ac	2	36
Improved, Rural Residential, 20+ to 40 ac	43	1,119
Improved, Rural Residential, 40+ac	26	1,563
Licensed MH on fee parcel	4	145
Main Parcel, Segregated Interest	2	64
Portion TPZ, Wwd, Improved	3	993

Public Land, Schools, Non Taxable Entities	1	2
Public Utilities	1	0
Rural - Improved	35	1,211
Rural - Vacant	9	409
Rural w/ Timber Infl - Improve	1	86
Rural w/ Timber Infl - Vacant	1	47
Rural, Agricultural, Residence, Unrestricted	2	34
Taxable MH on fee parcel	1	22
Vacant, Rural Residential, 20+ to 40 ac	4	117
Vacant, Rural Residential, 40+ ac	5	454
Vacant, Rural Residential, to .99ac	1	0
Vacant, Rural, Agricultural, Unrestricted	1	38
(blank)		9
Bear Canyon Response Area	46	894
100% TPZ, Rdwd, Vacant	3	224
Commercial, Medical-Dental	1	1
Commercial, Miscellaneous	1	1
Gas Station, w/o mini-mart	1	1
Improved Single Family Residential	7	8
Improved, Rural Residential, 10 to 20 ac	1	18
Improved, Rural Residential, 1 to 5 ac	1	5
Improved, Rural Residential, 20+ to 40 ac	1	23
Improved, Rural Residential, 40+ac	1	61
Improved, Rural Residential, 5+ to 10 ac	3	22
Improved, Rural Residential, up to .99 ac	1	1
Industrial - Vacant	1	1
Misc Light Industrial	1	1
Portion TPZ, Mix Rdwd&Wwd, Improved	3	235
Public Land, Schools, Non Taxable Entities	4	52
Public Utilities	2	5
Rural - Improved	1	73
Rural - Vacant	5	48
Vacant Rural Residential, 1-5 ac	1	2
Vacant Single Family Residential	1	6
Vacant, Industrial	1	2
Vacant, Rural Residential, 10+ to 20 ac	2	18
Vacant, Rural Residential, 40+ ac	1	76
Vacant, Rural Residential, 5+ to 10 ac	1	8
Vacant, Rural Residential, to .99ac	1	0
Benbow Response Area	535	11,268
100% TPZ, Rdwd & Wwd, Improved	2	362
100% TPZ, Rdwd, Improved	2	83
100% TPZ, Rdwd, Vacant	3	93

100% TPZ, Wwd, Improved	7	430
100% TPZ, Wwd, Vacant	15	1,238
Ag Preserve, Res Imps	1	40
Comm - Motel, Rest, Serv Stn	1	2
Commercial Office	1	10
Commercial, Miscellaneous	3	26
Full Service Restaurant	1	1
Improved Single Family Residential	103	93
Improved, 2-4 Units	4	7
Improved, Rural Residential, 10 to 20 ac	19	340
Improved, Rural Residential, 1 to 5 ac	8	28
Improved, Rural Residential, 20+ to 40 ac	28	678
Improved, Rural Residential, 40+ac	11	588
Improved, Rural Residential, 5+ to 10 ac	9	74
Improved, Rural Residential, up to .99 ac	3	4
Main Parcel, Segregated Interest	1	266
Motel, 20 to 40 units	1	6
Portion TPZ, Mix Rdwd, Wwd, Vacant	1	249
Portion TPZ, Rdwd, Improved	1	57
Portion TPZ, Wwd, Improved	10	1,698
Portion TPZ, Wwd, Vacant	18	2,570
Public Land, Schools, Non Taxable Entities	24	1,014
Public Utilities	1	0
Rural - Improved	22	341
Rural - Vacant	13	82
Rural w/ Timber Infl - Improve	3	83
Rural w/ Timber Infl - Vacant	7	383
Taxable MH on fee parcel	3	30
Vacant Commercial	4	20
Vacant Rural Residential, 1-5 ac	7	23
Vacant Single Family Residential	170	133
Vacant, Rural Residential, 10+ to 20 ac	4	53
Vacant, Rural Residential, 20+ to 40 ac	1	21
Vacant, Rural Residential, 5+ to 10 ac	8	56
Vacant, Rural Residential, to .99ac	14	67
Vacant, Rural, Agricultural, Unrestricted	1	2
(blank)		19
District Island	1	2
Rural - Vacant	1	2
Maple Lane East Response	21	268
100% TPZ, Wwd, Vacant	5	226
Improved Single Family Residential	10	5
Rural - Vacant	1	14

Vacant Single Family Residential	4	1
Vacant, Rural Residential, 20+ to 40 ac	1	21
Richardson Grove, South 101 Response Area	67	3,461
100% TPZ, Rdwd & Wwd, Vacant	1	162
100% TPZ, Wwd, Vacant	7	1,037
Comm - Motel, Rest, Serv Stn	1	3
Comm - Store, Office, Medical	1	29
Commercial, Miscellaneous	5	130
Gas Station w/mini-mart	1	1
Improved, Rural Residential, 10 to 20 ac	1	10
Improved, Rural Residential, 1 to 5 ac	2	9
Improved, Rural Residential, 20+ to 40 ac	5	114
Improved, Rural Residential, 40+ac	1	63
Improved, Rural Residential, 5+ to 10 ac	1	5
Licensed MH on fee parcel	1	75
Portion TPZ, Rdwd, Vacant	1	76
Portion TPZ, Wwd, Improved	1	127
Public Land, Schools, Non Taxable Entities	18	1,166
Rural - Improved	2	15
Rural - Vacant	6	60
Rural w/ Timber Infl - Improve	2	54
Rural w/ Timber Infl - Vacant	2	149
Taxable MH on fee parcel	1	10
Vacant Rural Residential, 1-5 ac	3	8
Vacant, Rural Residential, 20+ to 40 ac	1	34
Vacant, Rural Residential, 40+ ac	1	39
Vacant, Rural Residential, 5+ to 10 ac	1	5
Vacant, Rural, Agricultural, Unrestricted	1	80
Sprowel Creek VFC Response Area	57	4,428
100% TPZ, Rdwd, Vacant	1	105
100% TPZ, Wwd, Vacant	10	975
Improved, Rural Residential, 20+ to 40 ac	1	47
Improved, Rural Residential, 40+ac	13	827
Portion TPZ, Mix Rdwd, Wwd, Vacant	2	105
Portion TPZ, Rdwd, Vacant	1	35
Portion TPZ, Wwd, Vacant	8	1,014
Public Land, Schools, Non Taxable Entities	10	660
Rural - Improved	7	516
Rural - Vacant	3	89
Vacant, Rural Residential, 40+ ac	1	56
Grand Total	1,108	35,965

3. What is the current land use and zoning designation(s) within the subject territory?

Response Area & General Plan Land Use Designation	Acres
Airport/Kimtu Response Area	6,858.8
Agricultural Grazing (AG)	69.9
Industrial, Resource Related (IR)	50.0
Public Facility (PF)	52.1
Public Lands (P)	202.1
Public Recreation (PR)	397.4
Residential Agriculture (RA), 20 acres	343.5
Residential Agriculture (RA), 20-160 acres	457.3
Residential Agriculture (RA), 40 acres	684.6
Residential Agriculture (RA), 5-20 acres	682.9
Residential Estates (RE) 1-5 acres	126.8
Residential Low Density (RL)	37.5
Tribal Lands (TL)	3,754.7
Alderpoint Road Response Area	8,931.6
Agricultural Grazing (AG)	2,556.4
Residential Agriculture (RA), 20 acres	46.8
Residential Agriculture (RA), 20-160 acres	768.0
Residential Agriculture (RA), 40 acres	5,026.2
Residential Agriculture (RA), 5-20 acres	320.7
Tribal Lands (TL)	213.5
Bear Canyon Response Area	917.2
Industrial, General (IG)	43.6
Public Facility (PF)	108.7
Residential Agriculture (RA), 40 acres	0.9
Residential Agriculture (RA), 5-20 acres	360.5
Residential Estates (RE) 2.5-5 acres	5.4
Residential Low Density (RL)	1.3
Tribal Lands (TL)	396.8
Benbow Response Area	11,428.6
Agricultural Grazing (AG)	3,396.4
Commercial Recreation (CR)	100.5
Public Facility (PF)	125.9
Public Lands (P)	866.5
Residential Agriculture (RA), 20 acres	148.3
Residential Agriculture (RA), 20-160 acres	2,572.7
Residential Agriculture (RA), 40 acres	42.2
Residential Agriculture (RA), 5-20 acres	313.6
Residential Estates (RE) 1-5 acres	114.9
Residential Estates (RE) 2.5-5 acres	32.6
Residential Low Density (RL)	205.5

Response Area & General Plan Land Use Designation	Acres
Tribal Lands (TL)	3,509.5
District Island	2.0
Open Space (OS)	2.0
Maple Lane East Response Area	269.8
Agricultural Grazing (AG)	67.6
Open Space (OS)	22.6
Residential Agriculture (RA), 5-20 acres	0.0
Residential Low Density (RL)	16.5
Tribal Lands (TL)	163.1
South 101 Response Area	3,491.1
Commercial Recreation (CR)	69.4
Industrial, Resource Related (IR)	13.3
Public Lands (P)	1,159.4
Residential Agriculture (RA), 20 acres	258.4
Residential Agriculture (RA), 40 acres	337.9
Residential Agriculture (RA), 5-20 acres	185.4
Tribal Lands (TL)	1,467.3
Sprowel Creek VFC Response Area	4,425.0
Public Lands (P)	659.5
Residential Agriculture (RA), 40 acres	1,803.7
Tribal Lands (TL)	1,961.8
Total	37,021.5

Response Area and Zoning	Acres
Airport/Kimtu Response Area	6,858.8
Agricultural Exclusive (AE)	1,077.3
Agricultural Exclusive (AE), 160 acres	302.0
Agricultural Exclusive (AE), 20 acres	259.6
Agricultural Exclusive (AE), 40 acres	203.6
Agricultural General (AG)	45.8
Agricultural General (AG), 5 acres	652.8
Airport (AV)	60.4
Heavy Industrial (MH)	49.9
Public Facility (Rural) (PF2)	100.1
Residential One-Family (R-1)	37.5
Residential Suburban (RS)	99.0
Residential Suburban (RS). 10 acres	0.0
Timberland Production (TPZ)	3,848.9
Unclassified (U)	121.8
Alderpoint Road Response Area	8,931.5

Response Area and Zoning	Acres
Agricultural Exclusive (AE)	4,569.4
Agricultural Exclusive (AE), 160 acres	1,735.0
Agricultural Exclusive (AE), 40 acres	93.7
Heavy Industrial (MH)	70.8
Timberland Production (TPZ)	683.3
Unclassified (U)	1,779.4
Bear Canyon Response Area	917.2
Agricultural Exclusive (AE)	205.0
Agricultural Exclusive (AE), 160 acres	105.5
Agricultural General (AG)	42.5
Agricultural General (AG), 5 acres	19.4
Flood Plain (FP)	0.1
Heavy Industrial (MH)	43.8
Residential One-Family (R-1) 20,000 SF	2.0
Residential Suburban (RS)	6.0
Timberland Production (TPZ)	394.9
Unclassified (U)	98.0
Benbow Response Area	11,428.7
Agricultural Exclusive (AE)	1,433.5
Agricultural Exclusive (AE), 160 acres	1,614.9
Agricultural Exclusive (AE), 20 acres	0.0
Agricultural Exclusive (AE), 40 acres	121.0
Agricultural General (AG)	238.4
Agricultural General (AG), 10 acres	10.3
Neighborhood Commercial (C-1)	7.3
Highway Service Commercial (CH)	30.2
Forestry Recreation (FR)	242.3
Residential One-Family (R-1)	10.5
Residential One-Family (R-1) 20,000 SF	154.7
Residential Multiple Family (R-3)	23.0
Residential Suburban (RS)	140.0
Residential Suburban (RS). 10 acres	74.6
Residential Suburban (RS). 5 acres	39.1
Timberland Production (TPZ)	5,463.3
Unclassified (U)	1,825.5
District Island	2.0
Agricultural Exclusive (AE)	2.0
Maple Lane East Response Area	269.8
Agricultural Exclusive (AE)	0.7
Forestry Recreation (FR)	21.9

Response Area and Zoning	Acres
Residential One-Family (R-1)	6.5
Residential Suburban (RS). 5 acres	10.9
Timberland Production (TPZ)	229.8
South 101 Response Area	3,491.1
Agricultural Exclusive (AE)	102.0
Community Commercial (C-2)	5.5
Timberland Production (TPZ)	1,376.3
Unclassified (U)	2,007.3
Sprowel Creek VFC Response Area	4,425.0
Agricultural Exclusive (AE)	343.8
Agricultural Exclusive (AE), 160 acres	91.8
Agricultural Exclusive (AE), 40 acres	1,902.3
Timberland Production (TPZ)	1,973.8
Unclassified (U)	113.3
Grand Total	37,021.5

4. Describe any proposed change in land use or zoning as a result of the proposal. (For city annexations, attach a copy of the adopted pre-zoning ordinance).

There are no proposed change in land use or zoning as part of this reorganization.

5. Is the proposal consistent with city or county general plans, specific plans, and or other adopted land use policies?

Humboldt County General strongly supports the annexation of lands outside of fire related district boundaries that are served by districts or non-district fire departments. Community Infrastructure and Services Element *Policy IS-P15, Expanded Fire Protection Services*, specifically encourages the expansion of existing special district boundaries to provide fire protection services to areas outside of fire district boundaries. In addition, on April 9, 2019, the Board of Supervisors approved a property tax sharing arrangement to support fire related district annexations.

6. Will the proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and the number of units or facilities).

There are no developments proposed as part of this reorganization.

7. If development is proposed, what discretionary approvals are needed? Be specific regarding subdivision maps, conditional use permits or other entitlements.

There are no developments proposed as part of this reorganization.

8. What is the effect of this proposal on agricultural or open-space lands within and adjacent to the subject territory? If the subject territory is subject to a Williamson Act contract, please provide a copy of the contract(s) along with any amendments.

Similar to a portion of the existing Garberville FPD boundaries, the proposed annexation area contains urbanized and rural areas. The Garberville FPD provides a level of service consistent with the characteristics of the area that it protects: urban level of service in and around Garberville and rural levels of service in the more rural areas of the District due to water availability, extended response times, and terrain. The Garberville FPD would provide a level of service consistent with the characteristics of the annexation area: a rural level of service due to water availability, extended response times, and terrain.

The annexation proposal does not include land use changes or proposed developments. Development within the annexation area would not be influenced by the annexation and would be expected to continue to occur at historic rates because Planning and Building permit approvals are based on the ability of the proposed project to meet General Plan, Zoning, and Fire Safe Regulations standards, which do not include standards relating to fire protection districts or local fire department capabilities.

The proposed annexation area includes approximately 5,575 acres of land within Williamson Act preserves, including 2,859 acre within 20 parcels within the Buck Mtn/Upper Ranch (Ranch ID 229), within is a preserve that is in non-renewal and will no longer be a part of the program as of February 1, 2026; 125 approximately 1,280 acres within nine parcels of the Schmook Ranch (Ranch ID 125); approximately 1,150 acres in five parcels of the Kinsey Ranch (Rand ID 160) and approximately 290 acres in four parcels of the Fred Hulbutt Ranch (Ranch ID 158). The proposed Garberville FPD annexation does not propose to convert agricultural or open space land and does not propose to change land use patterns. Agricultural and open space resources within the proposed district boundaries will not be affected by the proposed district formation for the following reasons:

- (1) It is common throughout Humboldt County that rural populations are dispersed within and around agriculture and timber land and logical boundaries for fire protection district would include such resource lands.
- (2) 28 percent of the land within existing fire protection district boundaries within Humboldt County is zoned TPZ or TC (coastal zone), 27 percent is zoned AE, and seven percent is zoned AG, which totals to over 60 percent of all land within fire related districts (including cities). Fire related districts within the county routinely respond to calls for service at houses on resource land, barns, warehouses, roads, logging sites, and within farm fields.
- (3) The two fire districts that have the most career/professional firefighters and that ostensibly provide the highest level of fire protection service in the County, Arcata FPD and the Humboldt Bay Fire (Humboldt No. 1 FPD), have approximately 62 percent and 59 percent agriculture and resource zoned lands, respectively, within their district boundaries.
- (4) The provision of fire protection services to land planned for agriculture was not noted as a cause of agricultural land conversion in the Agricultural Resources Report (<https://humboldt.gov.org/DocumentCenter/View/1428/Agricultural-Resources-and-Policies-Full-Report-PDF>) prepared in August 2003 for the Humboldt County General Plan Update.
- (5) (The Cortese-Knox-Hertzberg Local Agency Reorganization Act requires that special districts first receive written approval from LAFCo prior to providing service outside their district boundaries. Therefore, service must be provided within district boundaries and if calls for fire protection services would occur within resource lands, developed or otherwise, such lands must be located within the boundaries of a fire related district.
- (6) Land within the proposed district boundaries is within the State Responsibility Area and CAL FIRE is expected to continue to provide wildland protection at current levels of protection.

(7) The Garberville FPD and the Sprowel Creek Volunteer Fire Company currently respond to calls for service throughout the proposed annexation area and have done so for many years. The weight of response and levels of service after the proposed Garberville FPD annexation would be substantially similar to current levels and would therefore not significantly influence owners of resource land in their decisions to convert such land to other uses. In determining the boundaries for the proposed annexation, the GFPD made every effort to exclude lands within the SOI that are undeveloped and exclusively contain timberlands and that can clearly be defined as commercial forest lands that are timbered and included within State Responsibility Area, pursuant to California Health and Safety Code Section 13811.

Public Services

1. List which agencies presently provide public services to the subject territory, and which are proposed to provide service. If not applicable or no change, please indicate accordingly.

	<i>Present Provider</i>	<i>Proposed Provider</i>
<i>Sewer</i>	Garberville Sanitary District within the Garberville Sanitary District boundaries	No change
<i>Water</i>	Garberville Sanitary District within the Garberville Sanitary District boundaries and Del Oro Water Company within a portion of Benbow	No change
<i>Fire</i>	Sprowel Creek Volunteer Fire Company (not a local agency) CAL FIRE provides seasonal wildland fire protection within the State Responsibility Areas	Garberville Fire Protection District No change
<i>Police</i>	Humboldt Count Sherriff's Office	No change
<i>Recreation</i>	Southern Humboldt Community Park (not a local agency)	No change
<i>Roads</i>	Humboldt County Public Works	No change
<i>Drainage</i>	Humboldt County Public Works	No change
<i>Street Lighting</i>	Garberville Lighting Maintenance District (Humboldt County)	No change
<i>Other</i>	Humboldt Resource Conservation District Humboldt Bay Harbor Recreation and Conservation District North Coast EMSA Ambulance services provided by City Ambulance (Garberville)	No change

2. How would the proposal affect the type or level of services within the subject territory?

The objective of the proposed annexation is to support fire protection services provided by the Sprowel Creek Volunteer Fire Company with an ongoing sustainable source of revenue

and to annex the out-of-district service area of the Garberville FPD. A successful consolidation/annexation will incorporate the Sprowel Creek Volunteer Fire Company into the Garberville FPD which will give them access to tax and fee based revenues that they do not currently have. Sprowel Creek Volunteer Fire Company is currently supported exclusively through fundraising and donations.

The local identity of the Sprowel Creek Volunteer Fire Company will be retained, and the consolidation will result in uniform levels of support for firefighters (personal protective equipment, workers compensation insurance, etc.), membership standards, training resources and requirements, and opportunities for advancement.

The proposed consolidation/annexation will make it possible to officially merge the operations of the four fire departments into one efficient, effective, and sustainable emergency services system by engendering a proactive, sustainable solution for future fire and emergency service needs for the area through a regional district, with an improved economy of scale and associated benefits.

3. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services.

The proposed annexation would not result in increased service demand. See 2 above for a description of how the proposed annexation is intended to improve the level of fire protection services within the communities included.

4. Will the future delivery of services by any other public agency or service provider be affected by this proposal? If yes, list the agencies and indicate any comments received from these agencies. (Note: applicants must contact affected agencies prior to filing an application with LAFCo)

As described above, the proposed annexation will improve the level of service of the four fire departments involved. The proposed annexation will not affect other public agency or service provider

5. For proposals submitted by resolution of application by a local agency, a plan for providing services within the affected territory must be prepared pursuant to Government Code Section 56653.

A Plan for Services is attached to this application form:

Yes

Not applicable

Financial Information

1. How will public services be financed? List any assessments, taxes, fees or other charges to be levied as part of this proposal, or levied in the near future. (Note: a fiscal analysis and/or budget may be required).

The approval of the formation of the district would be subject to a two-thirds majority vote in favor of a special tax by the registered voters within the existing and expanded district boundaries and the approval of a property tax exchange agreement by the Humboldt County Board of Supervisors pursuant to Tax Exchange Agreement Offer 1 of the Board of

Supervisors adopted strategies and expectations.

2. Does any affected agency have existing bonded indebtedness for which the subject territory will become/remain liable? If so, please indicate taxpayer cost.

No.

3. Does the resolution of application by a local agency include documentation that the agency is in agreement with a standing Master Tax Exchange Agreement, has negotiated a tax exchange agreement pursuant to [Section 99](#) of the Revenue and Taxation Code, or has made a determination that the proposal is revenue neutral?

On April 9, 2019, the Humboldt County Board of Supervisors approved a policy providing for the transfer of property tax revenue to fire-related districts who annex their out of district response area and seek to consolidate with neighboring fire departments, as well as meet other requirements. The Garberville FPD requests that the proposed change of organization be subject to the approval of an agreement with the Humboldt County Board of Supervisors regarding the exchange of ad valorem property tax pursuant to tax exchange agreement Offer Number 1.

Sphere of Influence

1. Is the subject territory within the existing sphere of influence of the affected agency?

Yes

No

The boundaries of the annexation area are intended to correspond with the Garberville FPD out of district response area and the boundaries of the Sprowel Creek VFC. The proposed annexation area includes most of the Garberville FPD Sphere of Influence (SOI) (Resolution 16-05 adopted on June 20, 2016 by the Humboldt Local Agency Formation Commission approving the South County Fire Protection Services Municipal Service Review (hereafter MSR/SOI), and the Sprowel Creek Company response area, as shown on pages 84 and 85 of the MSR/SOI, further identified as Area 8a on Figure 1 of the MSR/SOI, and as identified as Area 16 on Figure 1 of the MSR/SOI, excluding lands within the SOI that are undeveloped and exclusively contain timberlands and that can clearly be defined as commercial forest lands that are timbered and included within State Responsibility Area, pursuant to California Health and Safety Code Section 13811. This application includes the adoption of a new Garberville FPD SOI.

2. If the proposal includes a request for a city or district sphere of influence amendment/update, justify the proposed changes with respect to the five sphere criteria listed in Government Code Section 56425(e):

- a. "The present and planned land uses in the area, including agricultural and open-space lands."

Humboldt County recently updated its General Plan, applying appropriate land use designations, and in some cases changing land use designation, throughout the proposed annexation area. The proposed annexation does not include changes to land uses.

Similar to a portion of the existing Garberville FPD boundaries, the proposed annexation

area contains urbanized and rural areas. The Garberville FPD provides a level of service consistent with the characteristics of the area that it protects: urban level of service in and around the City of Garberville and rural levels of service in the remote areas of the District due to water availability, extended response times, and terrain. The Garberville FPD would provide a level of service consistent with the characteristics of the annexation area: a rural level of service due to water availability, extended response times, and terrain.

The annexation proposal does not include land use changes or proposed developments. Development within the annexation area would not be influenced by the annexation and would be expected to continue to occur at historic rates because Planning and Building permit approvals are based on the ability of the proposed project to meet General Plan, Zoning, and Fire Safe Regulations standards, which do not include standards relating to fire protection districts or local fire department capabilities.

- b. "The present and probable need for public facilities and services in the area."

Although outside fire protection district boundaries, the entire annexation is currently provided with fire protection services by the Garberville FPD and the Sprowel Creek Volunteer Fire Company. The proposed annexation area contains urbanized and rural areas. A level of service is currently provided based on the needs of the community and the resources available to the fire department. There has not been significant growth in the proposed annexation area and significant growth is not anticipated in the future. Benbow is the largest community in the proposed annexation area and significant growth is not anticipated in this area. The proposed annexation would support the continued provision of essential fire protection services to the communities described above.

- c. "The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide."

The proposed annexation and consolidation is intended to improve the capacity of each of the fire departments to provide fire protection services. The Garberville FPD has provided fire protection services to its out-of-district response area and the Sprowel Creek Volunteer Fire Company have provided service to their communities for many years. The proposed annexation would extend the Garberville FPD's current property tax allocation and apply a new special tax to the existing district and to the expanded district boundary and consolidate fire protection service operations and administration with the Sprowel Creek Volunteer Fire Company, providing regular and ongoing revenue sources to these communities to sustain local fire protection services within each community and to also retain the important local identity of each community's fire department and officially merge the operations of the four fire departments into one efficient, effective, and sustainable emergency services system and make possible a proactive, sustainable solution for future fire and emergency service needs for the area by creating a regional district, with an improved economy of scale and associated benefits.

- d. "The existence of any social or economic communities of interest in the area."

There are no known social or economic communities of interest within the proposed annexation area based on a review of Humboldt County planning documents.

- e. "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 Garberville area has been identified as Legacy Unincorporated Communities (ULC) in the 2019 Humboldt County Housing Element. For this ULC, the need to annex areas outside the Garberville FPD has been identified and that the Garberville FPD “is working with the Humboldt County Fire Safe Council and other fire departments to complete annexation application requirements.” The proposed annexation and consolidation would address the critical need for dependable fire protection services for this disadvantaged unincorporated community.

3. If the proposal includes a city sphere of influence amendment/update, provide a written statement that describes whether an agreement on the sphere change between the city and county was achieved pursuant to Government Code Section 56425(b-d). Describe the elements of the agreement (such as, development standards, boundaries, and zoning requirements) and provide a copy of the written agreement.

Not applicable.

4. If the proposal includes a special district sphere of influence amendment/update, provide a written statement, pursuant to Government Code Section 56425(i-j), that specifies the following: (a) the functions or classes of services provided by those districts; and (b) the nature, location, and extent of any functions or classes of services provided by existing districts.

The Garberville FPD provides fire protection services, as enumerated in California Health and Safety Code Section 13862 “a” through “f”, excluding “e” (ambulance services): fire protection services; rescue services; emergency medical services; hazardous material emergency response services; and any other services relating to the protection of lives and property. Fire protection services would continue to be provided throughout the entire annexation area in generally the same manner that they are currently provided.

Environmental Determination

1. Copies of environmental documentation, pursuant to the California Environmental Quality Act (CEQA), prepared by the lead agency (including an initial study, technical reports, and written comments or recorded public testimony relative to the environmental documents) should be submitted with the application. Please include a copy of the Notice of Determination/Notice of Exemption showing the date filed with the County Clerk, and the environmental filing fee receipt from the California Department of Fish and Wildlife.

The following environmental document has been prepared:

- Statutory or Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Other:

In Resolution 2022-1, the Garberville FPD found that The proposed annexation is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)3. 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 is establishment of a local district

boundary to include areas that are already receive good-will fire protection services by t the Garberville FPD and the Sprowel Creek Volunteer Fire Company, and that does not involve development or a change in the manner in which an existing service is provided.

2. Was the environmental documentation (Notice of Preparation/Notice of Intent) circulated to LAFCo prior to adoption by the Lead Agency?
- Yes
- No

Notification

Provide the names and contact information of the primary persons or agents who are to receive information requests, staff reports and notices:

<i>Name</i>	<i>Telephone</i>	<i>E-mail Address</i>
Tim Tietz, Fire Chief	(707) 923-3196	gfpdpublic@gmail.com

Indemnification Agreement

LAFCo policy requires that all applicants sign an indemnification agreement which indemnifies LAFCo in the event of litigation concerning the approval of an application.

The following is included with this application form:

- Signed Indemnification Agreement

Filing Fees

Applicants are required to pay fees in accordance with LAFCo's adopted fee schedule to cover the administrative and staff costs required to evaluate proposals. Checks must be made payable to: "Humboldt LAFCo".

The following is included with this application form:

- Check for Filing Fees
- Other (please explain):
 Please Advise on Fees –
 Measure Z/O Funds are Scheduled.