



## 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.	Rio Dell Fire Protection District	Annexation
2.	Scotia Community Services District	Divestiture of the power to provide Fire Protection Services
3.		
4.		

2. Title of proposal:

Rio Dell Fire Protection District Annexation and Consolidation with the Scotia, Redcrest and Shively Volunteer Fire Companies

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>	Rio Dell Fire Protection District
<i>Street Address</i>	50 West Center Street
<i>City/State/Zip</i>	Rio Dell, CA 95562

6. Designated Contact Person:

<i>Name</i>	Shane Wilson, Fire Chief
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Telephone	707-496-7215
E-mail	shanewilson@riodellfire.com

## General Information

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

The Rio Dell FPD has provided fire protection services to its out-of-district response area and the Scotia, Redcrest and Shively Volunteer Fire Companies have provided service to their communities for many years. The Rio Dell Fire Protection District (FPD) proposes to annex a portion of its existing out-of-district service area and consolidate operations with the Scotia, Redcrest and Shively Volunteer Fire Companies, and annex the service areas of those volunteer fire companies into the boundaries of the Rio Dell FPD. The proposed annexation would establish district boundaries that clearly define service responsibilities for the benefit of neighboring fire service providers, land use authorizes, the public, and other service providers.

The Scotia, Redcrest and Shively Volunteer Fire Companies are 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 Rio Dell FPD's current property tax allocation and special assessment revenue sources to the expanded district boundary and consolidate fire protection service operations and administration with the Scotia, Redcrest and Shively Volunteer Fire Companies, 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. The annexation and consolidation would support essential fire protection services to the following communities: the Town of Scotia; Stafford; Shively; Redcrest; Larabee; Pepperwood; Holmes Flat; and Price Creek/Howe Creek.

The proposed annexation would 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.

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

The proposed annexation area includes the communities of Scotia; Stafford; Shively; Redcrest; Larabee; Pepperwood; Holmes Flat; and Price Creek/Howe Creek. See Land Use Information, 2, for additional information regarding general location and physical features of the communities that are part of this annexation.

- Scotia, or the Town of Scotia, is located south of the existing Rio Dell FPD and is generally bordered on the east by Highway 101, and to the north, south, and west by the Eel River. The City of Rio Dell is located just north, across the Eel River from Scotia.
- Stafford is generally bordered on the east by Highway 101, and to the north, south, and west by the Eel River. The Town of Scotia is located just north, across the Eel River from Stafford.
- Redcrest is located in southern Humboldt County along the Avenue of the Giants, approximately 21 miles south of Fortuna and approximately 31 miles north of Garberville.
- Pepperwood, like Holmes Flat and Shively, is located on low flat flood terraces of the

- Eel River and known for growing outstanding corn, tomatoes and other truck crops.
- Holmes Flat is community of rural residences located along the Avenue of the Giants between Pepperwood and Redcrest.
- Shively is a small rural residential area located adjacent to the Eel River at the end of Shively Road approximately seven miles from Scotia and across the Eel River from the Pepperwood area.
- The Price Creek and Howe Creek areas are rural areas containing agricultural land located within the Price and Howe Creek drainages along Price Creek and Howe Creek Roads. This area is located west of the existing Rio Dell FPD boundary and located within the existing out-of-district response area.

3. What is the current population of the subject territory?

<b>Area</b>	<b>Population</b>
Rio Dell FPD Response Area <sup>1</sup>	69
Redcrest Response Area <sup>1</sup>	202
Scotia CSD <sup>2</sup>	860
Scotia Response Area <sup>1</sup>	106
Shively Response Area <sup>2</sup>	69
<b>Total</b>	<b>1,306</b>

Source: 1) estimate based on 2000 Census Block Groups;  
 2) from Eel River Valley/Lost Coast Regional Fire Services  
 Municipal Service Review

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

Rio Dell FPD annexation and consolidation with the Scotia, Redcrest and Shively Volunteer Fire Companies does not include development of any sort. There would be no change in population resulting from the proposed annexation and consolidation.

In the last several years, the Redcrest Volunteer Fire Company received funding through the Humboldt County Fire Chief's Association for grant funds from the Humboldt Public Safety/Essential Services Sales Tax revenue for funding to construct a fire stations. The Redcrest Volunteer Fire Company is in the process of constructing a fire station at the Redcrest Community Center. The construction of the Redcrest Fire Station will likely be complete about the time that the Rio Dell FPD annexation is certified as complete. The Shively Fire Company would like to construct a fire station in Shively using the same funds, but does not yet have a site secured for the station or full project funding. These two fire station projects have been ongoing for many years and are not associated with, or contingent upon, the Rio Dell FPD annexation and consolidation.

5. Number of registered voters within the subject territory.

<b>Precinct Name</b>	<b>Voters</b>
1FS	34
1RD	11
1SCD	219
1SU	229
<b>Total</b>	<b>493</b>

Source: Humboldt County

Elections and Voter Registration, 2019.

6. Number of parcels within the subject territory.

Area	Population
Rio Dell FPD Response Area	41
Redcrest Response Area	228
Scotia CSD	163
Scotia Response Area	60
Shively Response Area	116
<b>Total</b>	<b>608</b>

### Proposal Boundaries

1. 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 Rio Dell 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 include a portion of the Rio Dell FPD Sphere of Influence (SOI) (Resolution 17-03 adopted on January 18, 2017 by the Humboldt Local Agency Formation Commission approving the Eel River Valley/Lost Coast Regional Fire Services Municipal Service Review (hereafter MSR/SOI), the Scotia Community Services District, and the response areas of the Scotia, Redcrest and Shively Volunteer Fire Companies, 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 9 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
Redcrest Response Zone	\$9,289,819	\$14,236,553	\$1,573,980	\$25,100,352
Rio Dell Response Zone	\$4,699,066	\$3,705,717	\$462,500	\$8,867,283
Scotia Response Zone	\$3,624,013	\$4,944,417	\$223,762	\$8,792,192

Scotia Response Zone (SCSD)	\$18,410,305	\$25,089,467	\$9,866,801	\$53,366,573
Shively Area Zone	\$10,699,564	\$5,041,021	\$694,114	\$16,434,699
<b>Total</b>	<b>\$46,722,767</b>	<b>\$53,017,175</b>	<b>\$12,821,157</b>	<b>\$112,561,099</b>

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

<b>Response Area &amp; Assessor's Use Description</b>	<b>APNs</b>	<b>Acres</b>
<b>Redcrest Response Area</b>	<b>228</b>	<b>3,010.23</b>
100% TPZ, Rdwd, Improved	2	47
100% TPZ, Rdwd, Vacant	3	80.56
Commercial Office	1	1.28
Commercial Retail, 2000 and above	1	33.17
Commercial, Miscellaneous	2	12.44
Gas Station, w/o mini-mart	1	0.6
Improved Single Family Residential	2	0.48
Improved, Rural Residential, 10 to 20 ac	5	62.58
Improved, Rural Residential, 1 to 5 ac	17	47.17
Improved, Rural Residential, 20+ to 40 ac	1	31.2
Improved, Rural Residential, 5+ to 10 ac	7	51.56
Improved, Rural Residential, up to .99 ac	24	23.77
Licensed MH on fee parcel	9	22.5
Manufactured Home Park	1	6.18
Misc Light Industrial	1	23.53
Portion TPZ, Rdwd, Improved	7	170.82
Public Land, Schools, Non Taxable Entities	64	2,176.55
Rural - Improved	24	63.17
Rural - Vacant	28	96.08
Taxable MH on fee parcel	5	8.32
Vacant Rural Residential, 1-5 ac	2	4.91
Vacant Single Family Residential	5	1.03
Vacant, Rural Residential, 20+ to 40 ac	1	32.65
Vacant, Rural Residential, 5+ to 10 ac	1	5.81
Vacant, Rural Residential, to .99ac	14	6.87
<b>Rio Dell Response Area</b>	<b>41</b>	<b>4,164.56</b>
100% TPZ, Rdwd, Improved	2	62.64
100% TPZ, Rdwd, Vacant	2	63.27
Ag Preserve, Vacant	1	3.12

<b>Response Area &amp; Assessor's Use Description</b>	<b>APNs</b>	<b>Acres</b>
Improved, Rural Residential, 10 to 20 ac	3	40.44
Improved, Rural Residential, 1 to 5 ac	4	11.42
Improved, Rural Residential, 40+ac	1	49.6
Improved, Rural Residential, 5+ to 10 ac	3	25.55
Licensed MH on fee parcel	1	1.3
Portion TPZ, Mix Rdwd&Wwd, Improved	1	2,068.87
Portion TPZ, Mix Rdwd, Wwd, Vacant	1	164.67
Portion TPZ, Rdwd, Improved	4	499.17
Portion TPZ, Rdwd, Vacant	5	316.53
Portion TPZ, Wwd, Improved	2	519.01
Portion TPZ, Wwd, Vacant	2	203.87
Rural - Improved	3	37.58
Rural - Vacant	1	7.02
Rural w/ Timber Infl - Improve	2	22.98
Rural w/ Timber Infl - Vacant	1	23.33
Taxable MH on fee parcel	1	2.92
Vacant, Rural, Agricultural, Unrestricted	1	41.27
<b>Scotia Response Area</b>	<b>60</b>	<b>479.5</b>
100% TPZ, Rdwd, Improved	1	20.91
100% TPZ, Rdwd, Vacant	2	36.2
Comm - Motel, Rest, Serv Stn	1	16.79
Commercial, Recreational/Resort	1	1.22
Improved Single Family Residential	10	7.31
Improved, Rural Residential, 10 to 20 ac	2	21.79
Improved, Rural Residential, 1 to 5 ac	9	23.03
Improved, Rural Residential, 20+ to 40 ac	2	73.81
Improved, Rural Residential, 5+ to 10 ac	2	22.58
Improved, Rural Residential, up to .99 ac	3	1.44
Licensed MH on fee parcel	2	0.81
Portion TPZ, Rdwd, Improved	2	165.29
Public Land, Schools, Non Taxable Entities	2	27.32
Public Utilities	2	5.66
Rural - Improved	10	41.85
Taxable MH on fee parcel	1	0.81
Vacant Single Family Residential	7	4.16
Vacant, Rural Residential, 5+ to 10 ac	1	8.52
<b>Scotia Response Area (SCSD)</b>	<b>163</b>	<b>1,281.94</b>
100% TPZ, Rdwd, Vacant	1	297.3

<b>Response Area &amp; Assessor's Use Description</b>	<b>APNs</b>	<b>Acres</b>
Commercial, Miscellaneous	51	75.46
Heavy Industrial, Electrical Co-Gen	1	31.25
Heavy Industrial, Wood Product	1	599.4
Improved Single Family Residential	90	13.95
Improved, 2-4 Units	1	0.16
Improved, Subject to Exemption	2	0.74
Motel, 20 to 40 units	1	2.02
Portion TPZ, Rdwd, Improved	1	0.25
Public Land, Schools, Non Taxable Entities	10	137.46
Public Utilities	3	21.83
Vacant Commercial	1	0.55
(blank)		101.57
<b>Shively Area Area</b>	<b>116</b>	<b>1,170.28</b>
Improved Single Family Residential	1	0.32
Improved, Rural Residential, 10 to 20 ac	3	46.76
Improved, Rural Residential, 1 to 5 ac	14	45.19
Improved, Rural Residential, 20+ to 40 ac	1	36.35
Improved, Rural Residential, 5+ to 10 ac	4	35.22
Improved, Rural Residential, up to .99 ac	10	4.92
Licensed MH on fee parcel	7	60.77
Portion TPZ, Rdwd, Improved	3	466.75
Portion TPZ, Rdwd, Vacant	1	74.5
Public Land, Schools, Non Taxable Entities	1	35.92
Public Utilities	10	52.29
Rural - Improved	21	64.83
Rural - Vacant	16	72.4
Rural, Agricultural, Misc Imps, Unrestrict	1	7.74
Rural, Agricultural, Residence, Unrestrict	1	10.19
Taxable MH on fee parcel	3	7.17
Vacant Rural Residential, 1-5 ac	5	15.78
Vacant, Rural Residential, 20+ to 40 ac	1	26.12
Vacant, Rural Residential, 40+ ac	2	55.73
Vacant, Rural Residential, 5+ to 10 ac	3	24.09
Vacant, Rural Residential, to .99ac	6	2.42
Vacant, Rural, Agricultural, Unrestricted	2	24.82
<b>Grand Total</b>	<b>608</b>	<b>10,106.51</b>

**Rio Dell Response Area (Monument and Price Creek areas)**

The Rio Dell Response Area includes land to the west of the existing district boundary along Blue Slide Road, up to the end of Howe Creek Road and up Price Creek Road. This area is sparsely developed with rural residences and farm dwellings. There are approximately 41 parcels developed with rural residences and an extensive ranch area. The entire area is proposed to be included in the annexation area because the fire department must pass through the ranch and timberlands to reach all of the rural residences.

**Town of Scotia (Scotia CSD)**

The Town of Scotia is approximately 284 acres in area and contains the largest functioning lumber mill in the County; approximately 280 residences; a small shopping center with a grocery store and hardware store as well as other businesses; a hotel; a former mill that is now a multi-tenant industrial park; a school; and miscellaneous public and commercial buildings.

**Scotia Response Area (Stafford/Shively Road)**

The Scotia Response Area includes the Stafford community and extends approximately 6.5 miles along Shively Road east of U.S. 101 and south along U.S. 101 to the Jordan Creek exit. There is one home within the Shively Road portion of the response area and the remainder of this area is comprised of forest land. There are approximately 43 homes in the community of Stafford and the Eureka's Redwood Christian Center resort property in Stafford.

**Redcrest Response Area (Pepperwood, Holmes Flat, Redcrest)**

The Redcrest response zone has approximately 100 residential structures located within the three community areas: Pepperwood, Holmes Flat, Redcrest. In addition, this area has the former Eel Rivers Sawmill property in Redcrest which is now a multi-tenant industrial park, the Redcrest Resort, U.S. Post Office, and other miscellaneous commercial operations. This area also includes a significant amount of Humboldt Redwoods State Park land.

**Shively Response Area (Shively, Larabee)**

The Shively Response Zone is comprised of the Shively community and the Larabee area. There are a total of approximately 67 rural residences in this area as well as extensive agricultural and timber lands.

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

<b>Response Area &amp; General Plan Land Use Designation</b>	<b>Acres</b>
<b>Redcrest Response Zone</b>	<b>4,025</b>
Agricultural Exclusive	644
Conservation Floodway	655
Commercial Recreation	30
Industrial, General	45
Public	1,907
Public Facility	327
Residential Agriculture-40	140
Residential Agriculture-5-20	35
Residential Low Density	7
Timberland	235
<b>Rio Dell Response Zone</b>	<b>4,169</b>

<b>Response Area &amp; General Plan Land Use Designation</b>	<b>Acres</b>
Agricultural Exclusive	258
Agricultural Grazing	1,787
Residential Agriculture-5-20	61
Residential Estates-2.5	41
Timberland	1,897
Urban Reserve/Residential Agriculture-5-20	124
<b>Scotia Response Zone</b>	<b>1,288</b>
Agricultural Exclusive	158
Agricultural Grazing	245
Conservation Floodway	80
Commercial General	0
Commercial Recreation	18
Industrial, General	6
Public	41
Public Facility	258
Residential Agriculture-5-20	42
Residential Estates-1-5	14
Residential Low Density	1
Timberland	392
(River or Road)	33
<b>Scotia Response Zone (SCSD)</b>	<b>524</b>
Agricultural Grazing	4
Conservation Floodway	106
Commercial General	14
Industrial, General	276
Public Facility	43
Residential Low Density	60
Timberland	20
<b>Shively Area Zone</b>	<b>1,493</b>
Agricultural Exclusive	794
Conservation Floodway	376
Public	0
Residential Agriculture-5-20	124
Residential Estates-1-5	38
Timberland	161
<b>Grand Total</b>	<b>11,498</b>

<b>Response Area &amp; Zone Classification</b>	<b>Acres</b>
<b>Redcrest Response Zone</b>	<b>4,025</b>
AE - Agriculture Exclusive	52
AE - Agriculture Exclusive/Flood Hazard Area	549

AG - Agriculture General (10 acres)	6
AG - Agriculture General (10 acres)	140
AG - Agriculture General (40 acres)	22
AG - Agriculture General (5 acres)	7
AG - Agriculture General (5 acres)/Flood Hazard Area	1
C-2 - Community Commercial/Design Review/Qualified	22
CH - Highway Service Commercial/Design Review/Qualified	6
FP - Flood Plain	681
FP - Flood Plain/Qualified	6
MH - Heavy Industrial/Qualified	56
R-1 - Residential One-Family (20,000 sf lot)	14
STATE PARK	151
TPZ - Timberland Production	422
TPZ - Timberland Production/Flood Hazard Area	21
U - Unclassified	1,871
<b>Rio Dell Response Zone</b>	<b>4,169</b>
AE - Agriculture Exclusive	1,503
AE - Agriculture Exclusive (160 acres)	522
AG - Agriculture General (no further subdivision)	37
RS - Residential Suburban (10 acre)	44
TPZ - Timberland Production/Flood Hazard Area	2,015
U - Unclassified	48
<b>Scotia Response Zone</b>	<b>1,288</b>
AE - Agriculture Exclusive	80
AE - Agriculture Exclusive/Flood Hazard Area	170
AG - Agriculture General (5 acres)	45
AG - Agriculture General (5 acres)/Flood Hazard Area	18
C-2 - Community Commercial/Design Review/Qualified	0
FP - Flood Plain	110
MH - Heavy Industrial	2
MH - Heavy Industrial/Qualified	9
R-1 - Residential One-Family/Design Review	0
R-1 - Residential One-Family/Design Review/Qualified	0
RA - Rural Residential Agriculture (1 acre)	35
TPZ - Timberland Production/Flood Hazard Area	648
U - Unclassified	151
(blank)	19
<b>Scotia Response Zone (SCSD)</b>	<b>524</b>
AE - Agriculture Exclusive	4
C-2 - Community Commercial/Design Review	1
C-2 - Community Commercial/ Qualified	9

MH - Heavy Industrial	40
MH - Heavy Industrial/Qualified	204
PF - Public Facility	16
R-1 - Residential One-Family/Design Review	53
R-1 - Residential One-Family/Design Review/Qualified	4
TPZ - Timberland Production/Flood Hazard Area	42
U - Unclassified	146
(blank)	4
<b>Shively Area Zone</b>	<b>1,493</b>
AE - Agriculture Exclusive	434
AE - Agriculture Exclusive/Flood Hazard Area	382
AG - Agriculture General (5 acres)	146
AG - Agriculture General (2.5 acres)/Flood Hazard Area	37
FP - Flood Plain	343
STATE PARK	0
TPZ - Timberland Production/Flood Hazard Area	150
<b>Grand Total</b>	<b>11,498</b>

- 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.

- 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. In addition, the communities of Stafford, Shively, Pepperwood, Holmes Flat, and Redcrest are within the Avenue of the Giants Community Plan which has a policy to "(s)upport and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CAL FIRE) and/or local fire departments (3200.3)." Although the proposed annexation would not result in an Amador agreement, it would accomplish the objective of supporting sustainable and ongoing fire protection services to communities along the Avenue of the Giants.

- 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.

- 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 Rio Dell FPD boundaries, the proposed annexation area contains urbanized and rural areas. The Rio Dell 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 Rio Dell and rural levels of service in the remote areas of the District due to water availability, extended response times, and terrain. The Rio Dell 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 847 acres of the Hackett Timber and Livestock Agricultural Preserve (06-07). The proposed Rio Dell 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/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 Rio Dell FPD and the Scotia, Redcrest and Shively Volunteer Fire Companies 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 Rio Dell 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.

**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>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
<i>Water</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
<i>Fire</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>Rio Dell Fire Protection District</b>
	<b>CAL FIRE provides seasonal wildland fire protection within the State Responsibility Areas</b>	<b>No change</b>
<i>Police</i>	<b>Humboldt Count Sherriff's Office</b>	<b>No change</b>
<i>Recreation</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
<i>Roads</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
	<b>Humboldt County Public Works</b>	
<i>Drainage</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
	<b>Humboldt County Public Works</b>	
<i>Street Lighting</i>	<b>Scotia CSD within the Scotia CSD boundaries</b>	<b>No change</b>
	<b>Redcrest Lighting Maintenance District (Humboldt County)</b>	
<i>Other</i>	<b>Humboldt Resource Conservation District Humboldt Bay Harbor Recreation and Conservation District North Coast EMSA Ambulance services provided by City Ambulance (Fortuna)</b>	<b>No change</b>

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 Scotia, Redcrest and Shively Volunteer Fire Companies with an ongoing sustainable source of revenue and to annex the out-of-district service area of the Rio Dell FPD. A successful consolidation/annexation will incorporate the Redcrest, Scotia, and Shively Volunteer Fire Departments (VFD) into the Rio Dell FPD which will give them access to tax and fee based revenues that they do not currently have. These neighboring fire departments are currently supported exclusively through fundraising and donations, and in the case of the Scotia VFD, regular contributions by the Town of Scotia LLC.

The local identity of each fire department 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 proposed annexation would extend the Rio Dell FPD's current property tax allocation (an exchange of ad valorem property tax revenue pursuant to tax exchange agreement offer

number 1 authorized by the Humboldt County Board of Supervisors on April 9, 2019) and special assessment revenue sources to the expanded district boundary, 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.

2. Does any affected agency have existing bonded indebtedness for which the subject territory will become/remains 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 Rio Dell 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

Portions of the annexation area are within the Rio Dell FPD SOI and the remaining area is within identified response areas mapped as part of the January 18, 2017 Humboldt Local Agency Formation Commission approved the Eel River Valley/Lost Coast Regional Fire Services Municipal Service Review. This application includes the adoption of the Rio Dell 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 Rio Dell FPD boundaries, the proposed annexation area contains urbanized and rural areas. The Rio Dell 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 Rio Dell and rural levels of service in the remote areas of the District due to water availability, extended response times, and terrain. The Rio Dell 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 Rio Dell FPD and the Scotia, Redcrest, and Shively Volunteer Fire Companies. 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. Scotia is the largest community in the proposed annexation area and this community is largely built out. An industrial area in Redcrest contains cannabis related operations and may experience additional development in the future. 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 Rio Dell FPD has provided fire protection services to its out-of-district response area and the Scotia, Redcrest and Shively Volunteer Fire Companies have provided service to their communities for many years. The proposed annexation would extend the Rio Dell FPD's current property tax allocation and special assessment revenue sources to the expanded district boundary and consolidate fire protection service operations and administration with the Scotia, Redcrest and Shively Volunteer Fire Companies, 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 Holmes Flat, Shively, Stafford, and Redcrest areas were identified as Legacy Unincorporated Communities (ULCs) in the 2014 Humboldt County Housing Element. For each of these ULCs, the need to annex to a to the local agency that provides out of district fire protection services, or the lack of ongoing revenue to support fire protection services , or find some other means to establish a dependable ongoing funding source for this service was identified as a need. The proposed annexation and consolidation would address the critical need for dependable fire protection services for each 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 Rio Dell 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 2019-3, the Rio Dell 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 served by the district and the Scotia, Redcrest and Shively Volunteer Fire Companies, and that does not involve development or a change

in the manner in which an existing service is provide

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:

Name	Telephone	E-mail Address
Shane Wilson	707-496-7215	shanewilson@riodellfire.com
Linda Barsanti	707-845-5195	barsfour@suddenlink.net
John Miller	707-407-7501	jpmiller@co.humboldt.ca.us

### 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.