

MAY 4 2015

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

NOTICE OF PUBLIC HEARING

Pursuant to Government Code Section 56660, notice is hereby given that the Local Agency Formation Commission of Monterey County will consider the following proposal at a public hearing on **Monday, June 22, 2015 at 4:00 p.m.:**

“**South Monterey County Fire Protection District 2015 Annexation**” of approximately 840 square miles of lands adjacent to existing District boundaries. The annexation proposal includes the communities of San Lucas, San Ardo, and Parkfield. The proposal also includes the Pleyto/Bryson-Hesperia area south of Lake San Antonio, areas near Bradley, rural lands north of Highway 198 near San Benito and Fresno Counties, and other rural lands extending to the southeast corner of Monterey County. The proposed annexation area consists of the District’s existing designated Sphere of Influence, plus a proposed 28-acre (0.2-square-mile) Sphere of Influence expansion. The purpose of the proposal is to provide comprehensive fire protection services to these lands, which are currently not within the boundaries of any fire protection district.

The public hearing will be held in the Board of Supervisors Chambers of the Monterey County Government Center (168 W. Alisal Street, first floor) in Salinas. All persons wishing to make presentations for or against the proposal will be heard.

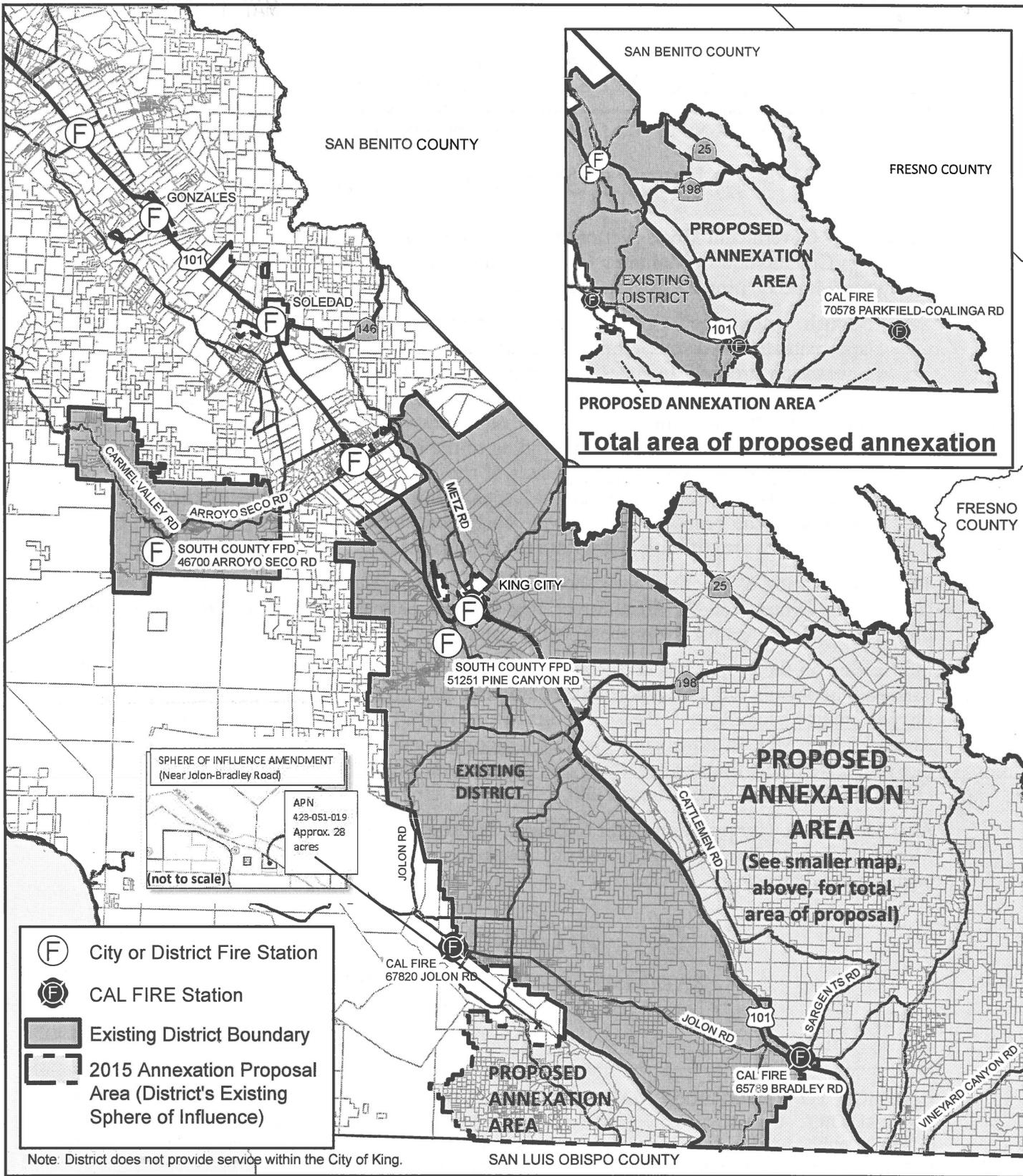
Information on the proposal is on file at the LAFCO office and may be examined by interested persons. The agenda and staff report will be available by 4:00 p.m. on Thursday, June 18, 2015 at www.monterey.lafco.ca.gov. Please contact us at (831) 754-5838 or email LAFCO Senior Analyst Darren McBain at mcbaind@monterey.lafco.ca.gov if you have questions, or if you would like to receive future updates regarding this proposal via email. The LAFCO office is located at 132 W. Gabilan Street #102, Salinas 93901.

As the lead agency for purposes of the California Environmental Quality Act (CEQA), the South Monterey County Fire Protection District has determined the proposal to be exempt from environmental review.



KATE MCKENNA, AICP, Executive Officer
Local Agency Formation Commission of Monterey County

NOTICE TO REGISTERED VOTERS AND LANDOWNERS WITHIN THE AFFECTED TERRITORY: Unless written opposition to the proposal is received before the conclusion of the June 22 public hearing, the Commission intends to waive the need to hold a second public hearing (“Conducting Authority Proceedings”) for purposes of considering any written protests. Please note that annexation to the South Monterey County Fire Protection District includes the potential for extension or continuation of any previously authorized charge, fee, assessment, or tax by the District.



SPHERE OF INFLUENCE AMENDMENT
(Near Jolon-Bradley Road)

APN
423-051-019
Approx. 28
acres

(not to scale)

-  City or District Fire Station
-  CAL FIRE Station
-  Existing District Boundary
-  2015 Annexation Proposal Area (District's Existing Sphere of Influence)

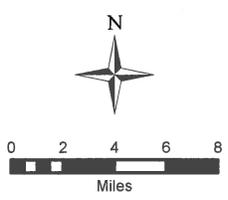
Note: District does not provide service within the City of King.

Annexation proposal continues southeast to County line; See detail map, above

LAFCO of Monterey County
LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369
Salinas, CA 93902
Telephone (831) 754-5838

132 W. Gabilan St., Suite 102
Salinas, CA 93901
FAX (831) 754-5831



2015 ANNEXATION PROPOSAL

**SOUTH MONTEREY COUNTY
FIRE PROTECTION DISTRICT**



SOUTH MONTEREY COUNTY FIRE PROTECTION DISTRICT

2221 Garden Road
Monterey, California 93940
(831) 333-2600 FAX: (831) 333-2660

April 29, 2015

RE: Proposal to annex into the South Monterey County Fire Protection District

Dear Property Owner or voter:

The South Monterey County Fire Protection District is in the process of annexing currently unprotected parcels adjacent to our District boundaries. Our goal is to annex these adjacent parcels into the Fire District for continued fire, emergency medical, and fire prevention services. The areas to be annexed are all parcels that are not currently in the South Monterey County Fire Protection District (roughly all of south Monterey County east of Highway 101 and south of Highway 198, and the Bryson/Hesperia area west of Lake San Antonio).

Upon review of properties located along the boundaries of the South Monterey County Fire Protection District, it has been determined that your property is not within the boundaries of any fire protection district. We have proposed to annex your property into the South Monterey County Fire Protection District through our Local Agency Formation Commission (LAFCO) application. The fire district has waived the annexation fees for this annexation application. If you were required to annex into the district at a later time because of a condition of building permit or insurance provider, the minimum annexation and LAFCO fees would be between \$1,500 and \$2,500. We are merely adjusting our boundaries to include areas that we currently respond into and to provide your parcel guaranteed fire district services. You will not see an increase in your property taxes due to this annexation.

We have included a report on potential questions regarding this annexation proposal, along with other information pertinent to the annexation proposal. We will offer a question and answer session during the next regular meeting at our Pine Canyon Fire Station, located at 51251 Pine Canyon Road, King City, CA on May 28, 2015 at 9:00 A.M. Fire department and LAFCO staff will be in attendance to allow you to gather more information and ask questions about the annexation process.

We are also available to answer any questions that you may have. Please contact Theresa Volland at 831-333-2600 during regular business hours.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brennan Blue".

Brennan Blue
Fire Chief

South Monterey County Fire Protection District

2221 Garden Road, Monterey, CA 93940

STAFF REPORT

May 28, 2015

To: Board of Directors

From: Brennan Blue, Fire Chief

Subject: **Potential Annexation Questions & Responses**

Q. What is the annexation proposal?

A. The fire district has proposed to annex parcels on approximately 550,000 acres adjacent to the South Monterey County Fire Protection District (SoMoCo) that are not currently within any fire protection district. This includes all parcels to the east of the district (basically Highway 198 south and east to the county line(s), and to the southwest in the Bryson-Hesperia area. These areas are all included in the Monterey County Local Agency Formation Commission (LAFCO) sphere of influence for SoMoCo.

Q. Why did SoMoCo propose annexation?

A. Two years ago, the San Ardo Volunteer Fire Department asked the Fire District to consider annexing their area, in order to improve their department's training and overall operations. The Fire District had also received inquiries from residents in the Bryson/Hesperia areas asking about the possibility of their joining SoMoCo.

The district has identified areas within the District's Sphere of Influence totaling approximately 840 square miles (app. 537,600 acres) that are not within any formal Fire Protection District. Over the past several decades, the District has responded to many of these parcels for emergency incidents. At the June 2013 regular board meeting, the District approved an application to the Local Agency Formation Commission of Monterey County to annex these areas into the Fire District. Annexation of these areas that the District already responds to would formalize these responses. This would make responses legal under all aspects of law.

The annexation application process through LAFCO is being funded by the Fire District. The board also felt it was beneficial to include all areas within the sphere of influence at the same time. Doing so eliminates multiple applications and the resultant fees to LAFCO and the State Board of equalization.

Q. Will my property taxes increase?

A. No. A tax rate includes a general 1% tax levy applicable to all property tax bills, voter approved (pre-Proposition 13) special taxes, and voter approved debt issues for your particular area. The general tax levy is based on state law and is limited to 1% of assessed value (or \$1 per \$100 of assessed value).

Q. I understand the South Monterey County Fire District has "Benefit Assessment Fees". What are they, how much are they, and how much would I be assessed?

A. Correct: If the proposed areas are annexed into the Fire District, the benefit assessment fees would be imposed on all parcels. Prior to reorganization as the South Monterey County Fire Protection District in December 1997, Monterey County Service Area 61 established benefit assessment fees to provide extended fire protection services as authorized by California Government Code. The base assessment per fee unit of benefit is \$1.15. (Carmel Valley's base assessment per fee unit is \$7.50).

As an example, a single family dwelling on one site receives 20 units of benefit, which equals \$23.00 annual assessment. (See attached chart)

Q. The nearest South Monterey County Fire District Station to Parkfield is a long way away. How will that help me and my family?

A. If the proposed annexation is approved, the South Monterey County Fire District would enter into a formal mutual aid agreement with CAL FIRE to respond to reported emergencies. Additionally, the Fire District could contract with CAL FIRE to provide round the clock coverage at Parkfield by way of an "Amador Agreement" to ensure staffing at the state fire station during the "non-fire season".

Q. CAL FIRE already responds to our 911 calls. How does this improve that?

A. By law, CAL FIRE is required to respond to all vegetation fires that occur on State Responsibility Area lands. When available, CAL FIRE will respond to other 9-1-1 calls as a "good neighbor". If the areas proposed for annexation become part of the fire district, CAL FIRE would enter into formal agreements to provide mutual aid for all emergency calls.

Q. CAL FIRE bills me now for a "Fire Prevention Fee". How does that affect me?

A. If you receive an annual bill from CAL FIRE for Fire Prevention Fees, your fee would be reduced by \$35 by virtue of being within a recognized fire district.

Q. We are in San Lucas. Will we ever see a fire station in our community?

A. It is a possibility. Just as community volunteers have committed to the San Ardo, Arroyo Seco, Pine Canyon, and Lockwood areas, the fire district could support a volunteer station / fire company in the San Lucas area. Currently, San Lucas is unprotected by any fire agency.

Q. We are in San Ardo. We already have the volunteer fire department. Why change?

A. The San Ardo Volunteer Fire Company has requested annexation to the South Monterey County Fire District. They requested this because of the increasing requirements for formal training, record keeping, chief officer coverage, etc.

Q. How is the South Monterey County Fire District funded? Where does the revenue for the district come from?

A. Estimated revenues for the current fiscal year:

Property taxes -	\$292,000
Proposition 172-	\$ 84,220
Fire Mitigation Fees-	\$ 75,000
Measure "A" funds	\$ 6,300
Other income-	\$ 53,640
Total Revenue	\$511,160

Q. What revenues would be generated from the newly annexed areas?

A. Benefit assessment fees are estimated to generate approximately \$86,000 annually from all parcels in the proposed annexation area. Additionally, the Proposition 172 funds (Public Safety Sales Tax) that San Ardo Volunteer Fire Department would go to the fire district. In 2012, that amount was \$28,000. Finally, the County of Monterey and SoMoCo agreed to a cost share of 9% of any property tax "growth" that might be realized due to sale or improvement of properties.

Q. How much does it cost the fire district to operate annually?

A. The budget for the fire district for fiscal year 2014-15 is \$878,050.

- \$539,540 is for general operating expenses. This provides for operation of three volunteer fire stations. (fuel, insurance, & maintenance of fire engines and rescue vehicles & equipment; safety gear for volunteer firefighters; fire station maintenance; liability & workers compensation insurance; radios; hose; etc. etc.)
- \$338,510 is for capitalized equipment, land, and improvements (one-time expenses funded from reserve accounts).

South Monterey County Fire Protection District Annex Information

Benefit Assessment Fees

The Benefit Assessment fee will be the only new additional charge to the property owners annexed into the district. This charge is \$1.15 per unit of benefit. The fee is an annual charge and is used only for funding the South Monterey County Fire Protection District.

EXAMPLES OF BENEFIT ASSESSMENTS

Actual Land Use	Units of Benefit	Total Fee
Undeveloped Parcels		
Up to 10 acres	10	\$11.50
11-40 acres	30	\$34.50
41-300 acres	40	\$46.00
301 + acres	50	\$57.50
Developed Residential Parcels		
Single family dwelling on one site	20	\$23.00
2-4 single family dwellings	30	\$34.50
Mobile home, less than 11 acres	30	\$34.50
Apartments with 5-15 units	40	\$46.00
Apartments with 6-30 units	50	\$57.50
Apartments with 31 + units	60	\$69.00
Agriculture Parcels		
Row, field crops, vineyards, orchards, NO bldgs.	10	\$11.50
Grazing, nurseries, dry farming land	20	\$23.00
Feed lots, row, field crops, vineyards, orchards, WITH bldgs	30	\$34.50
Developed Commercial/Industrial Parcels		
Retail nurseries, communication towers	20	\$23.00
Animal hospitals, golf courses	20	\$23.00
Mobile home parks < 20 pads	30	\$34.50
Medical, bank, auto sales	30	\$34.50
Mobile home parks > 20 pads	40	\$46.00
Office or retail use	40	\$46.00
Auto wrecking, light industrial	50	\$57.50
Mobile home parks 51-80 pads	50	\$57.50
Motels, hotels, super markets, private schools	60	\$69.00
Convalescent homes	70	\$80.50
Heavy industry, warehousing	80	\$90.00
LPG, chemical plants	90	\$103.50
Gas/oil facilities, HazMat storage	100	\$115.00
Developed Institutional Parcel		
Cemeteries	10	\$11.50
Museums, libraries	40	\$46.00
Churches	50	\$57.50
Miscellaneous Developed Parcels		
Private tanks, wells, right of ways	10	\$11.50
Taxable property leased by private entities	30	\$34.50
Parcels with buildings not mentioned above	10	Per 1000 sq ft of floor