

**LAKE  
LOCAL AGENCY FORMATION COMMISSION  
(LAFCo)**

**MUNICIPAL SERVICE REVIEW (MSR)  
AND  
SPHERE OF INFLUENCE (SOI)  
Fire Protection Districts**

**Kelseyville Fire Protection District**

**Lake County Fire Protection District**

**Lakeport Fire Protection District**

**Northshore Fire Protection District**

**South Lake County Fire Protection District**

**Lake Pillsbury Fire Protection District**

**Adopted 2025**  
Resolution No. 2025-05

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## **1 INTRODUCTION**

### **A. Preparation of the MSR**

Research for this Municipal Service Review (MSR) was conducted in 2024. This MSR is intended to support preparation and update of Sphere of Influence, in accordance with the provision of the Cortese-Knox-Hertzberg Act. The objectives of this Municipal Service Review (MSR) are as follows:

- To develop recommendations that will promote more efficient and higher quality service options and patterns
- To identify areas for service improvement
- To assess the adequacy of service provision as it relates to determination of appropriate sphere boundaries.

While LAFCo prepared the MSR document, given budgetary constraints, LAFCo did not engage the services of experts in engineering, hydrology, geology, water quality, fire protection, accounting or other specialists in related fields, but relied upon published reports and available information. Insofar as there is conflicting or inconclusive information LAFCo staff may recommend the fire protection districts retain a licensed professional or expert in a particular field for an opinion.

Therefore, this MSR reflects LAFCo's recommendations, based on available information during the research period and provided by district staff to assist in its determinations for service improvement; and assessing the adequacy of service provision by the various fire protection districts. Additional information on local government funding issues and Lafco background information is found in Appendices A and B at the end of this report.

The reader needs to be mindful of the ongoing effort by Lake County to update its General Plan. Among the top priorities identified by the Board of Supervisor's appointed General Plan Advisory Committee are the gaps in law enforcement, emergency services, medical care, and fire suppression or prevention. Specific LAFCo recommendations are included in the MSR and SOI determinations portions of this report.

## **2. FIRE PROTECTION IN LAKE COUNTY OVERVIEW AND GENERAL DETERMANATIONS**

### **A. Comparison of Fire Protection Districts**

Five protection districts in Lake County including the Kelseyville FPD, Lake County FPD, Lakeport FPD, Northshore FPD and South Lake County FPD all work together to provide fire protection and emergency medical services to most of the population within Lake County. A sixth fire district, the Lake Pillsbury FPD is isolated in the northern part of Lake County.

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A brief comparison of Lake County’s fire protection districts is shown in the following table:

Fire Protection Districts, Lake County, California										
FPD	Population Estimate*	Revenue Budget 2023-24	Expense Budget 2023-24	Parcel Tax for SFD	Staffed (24/7) / Reserve Stations	Calls (Year)	ISO Deployment Analysis	ISO Company Personnel	ISO Water Supply	Overall ISO Class
Kelseyville FPD	12,000	\$2,941,862	\$4,021,949		2 / 0	2,266 (2022)	4.44 / 10	5.06 / 15	26.53 / 40	04/4Y
Lake County FPD	20,395	\$4,771,631	\$6,269,180	\$147.90 which can increase annually based on the CPI	2 / 4	>5,400 (annual average)	2.12 / 10	12.21 / 15	25.97 / 40	04/4Y
Lakeport FPD	11,000	\$4,027,900	\$4,147,100		1 / 1	2,682 (2023)	3.49 / 10	5.03 / 15	28.77 / 40	04/4Y
Northshore FPD	9,288	\$3,192,270	\$4,449,785	\$45 to \$60 Per developed Lot	3 / 1	4,151 (2022)				
South Lake County FPD	11,000	\$4,284,080	\$5,693,642	\$236.00 which can increase annually based on the CPI	3 / 1	1,794 (2023)	5.87 / 10	5.38 / 15	24.33 / 40	03/3Y 10W
Lake Pillsbury FPD	3,500	\$19,067	\$29,738	Developed \$60.00/Parcel Undeveloped \$18.00/Parcel	2 / 0	28	2.69 / 10	2.00 / 15	35.45 / 40	5/5x**

\*FPD population estimates total 72,971. The population of Lake County is 68,163. Population estimates for the fire protection districts include visitors and seasonal residents which also require service from the fire protection districts yet are not included in Lake County Population estimates.

\*\*The district expects the next ISO review to be conducted soon.

**B. Insurance Services Office Fire Safety Rating System**

**Fire Safety Rating System Process**

The Insurance Services Office (ISO) collects and evaluates information from communities in the US on their structure fire suppression capabilities. The data is analyzed using a Fire

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<sup>3</sup> Lake County Auditor, 2024

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Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC©) grade is assigned to the community.<sup>4</sup>

A community's PPC grade depends on the following four factors:

1. *Needed Fire Flows, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.*
2. *Emergency Communications, including emergency reporting, telecommunicators, and dispatching systems.*
3. *Fire Department, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.*
4. *Water Supply, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.*

A review of the Emergency Communications accounts for 10% of the total classification. This section is weighted at 10 points, as follows:

- Emergency Reporting 3 points
- Telecommunicators 4 points
- Dispatch Circuits 3 points

A review of the Fire Department accounts for 50% of the total classification. ISO focuses on a fire department's first alarm response and initial attack to minimize potential loss. The fire department section is weighted at 50 points, as follows:

- Engine Companies 6 points
- Pump Capacity 3 points
- Reserve Ladder/Service Trucks 0.5 points
- Deployment Analysis 10 points
- Training 9 points
- Community Risk Reduction 5.5 points (in addition to the 50 points above)
- Reserve Pumpers 0.5 points
- Ladder/Service Companies 4 points
- Company Personnel 15 points
- Operational considerations 2 points

A review of the Water Supply system accounts for 40% of the total classification. ISO reviews the water supply a community uses to determine the adequacy for fire suppression purposes. The water supply system is weighted at 40 points, as follows:

- Credit for Supply System 30 points
- Hydrant Size, Type & Installation 3 points

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<sup>4</sup> Public Protection Classification Summary Report, Lake CO FPSA, Prepared by Insurance Services Office, 1000 Bishops Gate Blvd. Ste. 300, PO Box 5404, Mt. Laurel, New Jersey 08054-5404. 1-800-444-4544, January 2024.

- Inspection & Flow Testing of Hydrants 7 points

Even the best fire department will be less than fully effective if it has an inadequate water supply. Similarly, even a superior water supply will be less than fully effective if the fire department lacks the equipment or personnel to use the water.

### **C. Fire Rating System Uses**

The ISO codes can affect insurance rates so the determination of codes is important to homeowners and businesses. In fact, most US insurers-including the largest ones, use PPC (Public Protection Classification) information as part of their decision-making when deciding what business to write, coverages to offer or prices to charge for personal or commercial property insurance. Each insurance company independently determines the premiums it charges policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things-the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.<sup>5</sup>

Each Fire Protection District and (or) Fire Agency should post their most recent ISO report on its website. The ISO results are discussed in each agency's section.

Many other factors are considered when establishing fire insurance rates. Of significant importance in Lake County is proximity to fuels. Many catastrophic fires have occurred in Lake County during recent years where a favorable ISO rating did not matter.

### **D. Fire Flows in Lake County**

Fire hydrants are owned and maintained by a service provider such as a water service provider. Hydrants are most commonly used for fire suppression by firefighters and temporary used by businesses, and organizations. Hydrant flow tests are conducted to determine water availability in planning for firefighting activities, fire sprinkler systems or domestic water demand. The tests are also useful in determining the general condition of the water distribution system by detecting closed valves or wall deposits. A well-maintained water system enables firefighters to extinguish flames and prevent large-scale damage or loss of life.

Fire (Hydrant) Flow standards and testing procedures are included in National Fire Protection Association (NFPA) Bulletin NFPA 291. NFPA Bulletin 291 provides guidance on fire flow tests and marking of hydrants in order to determine and indicate the relative available fire service water supply from hydrants and to identify possible deficiencies which could be corrected to ensure adequate fire flows as needed.

In the past, it was common fire agencies performed fire flow testing. This is no longer the practice. Fire agencies no longer perform fire flow testing due to liability reasons and water agencies have access to hydraulic models. This service is provided by many water service providers but not all. The result is the level and extent of fire flow testing greatly varies among water providers.

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<sup>5</sup> ISO, 1000 Bishops Gate Blvd. Suite 300, Mt. Laurel NJ 08054-5404, letter to Lakeport and Lakeport FD, 445 N. Main St. Lakeport CA 95453, April 27, 2020.

Determinations regarding the adequacy of fire flows are much more than the gallons per minute a fire hydrant yields. Fire flow determinations are based on complex formulas as explained in NFPA section 291. The adequacy of the fire flow is based on many factors including sprinklers within a development, the area the fire hydrant is located, the type of hydrant, land uses, water pressure and water pressure duration and the water flow itself. While water providers perform the fire flow testing the determination of the adequacy of fire flows is ultimately made by a Fire Protection District.

Hydrant types (Dry Barrel or Warthead hydrants), line sizes, Water pressure, spacing, source capacity and timing of fire flow testing are managed by water service providers. Fire flow testing varies greatly in Lake County depending upon the fire service provider. Local Land Use authorities regulate minimum fire flow requirements and criteria for fire hydrant infrastructure and testing. Local ordinances specify the minimum requirements for fire flows. These requirements may be inconsistent with NFPA standards.

The District or agency water distribution system identifies the size of the water lines within the District. The majority of the water lines are 6" and above. However, there are smaller 4 and 2 inch lines.

Depending on slope, water pressure levels depend upon gravity. Meaning some areas may have low water pressures meaning the fire flow in certain area is lower.

Fire flow protocols differ from one water service provider with no noticeable consistency. Many agencies do not have the capability to do fire flow testing. Normally, when a new development takes place a fire flow test is conducted. Generally, there is little to no fire flow updates within water service areas. Of concern are the fire flow standards in the Lake County Subdivision Ordinance used as a basis or is the uniform fire code when approving land divisions in Lake County. The City of Lakeport has a fire hydraulic model used to determine adequate fire flows. The City of Clearlake has three domestic water system providers.

As an example of local requirements, The Lake County Subdivision Ordinance (Chapter 1.7) includes requirements for various classes of residential property based on residential unit capacity. Depending upon the class of property, the Ordinance specifies fire flow requirements, the types of fire hydrants and spacing required, water quality and water pressure. Section 17.67 specifies requirements for Community Centers, Schools and Commercial Areas. The Ordinance specifies compliance with Public Resources Code 4291 for properties that include buildings and structures in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material.

There is no reference to fire hazard severity zones or the Uniform Fire Code. Excepting the waiver of PRC 4291 requirements, the Ordinance has provisions for waiver of requirements subject to the judgement of the applicable fire fighting agency and must be consistent with the protection of life and property.

Below is a partial list of many of the larger water providers in Lake County and a summary of fire flow testing efforts for each. Very few water providers in Lake County perform testing.

## Fire Flow Responses Summary

1. Cobb: Cobb submitted fire flow data prepared by SLCCFPD - California Howland
2. Buckingham Park CWD: They do not have equipment to do Fire Flows - Ahimsah Wonderwheel GM
3. HVLCSD - Responded Sept 30, 2024. The HVLCSD does not perform fire flows - Alyssa Gordon
4. LC Special Districts KCWWD and Lake County Water CSA's Responded October 16, 2024 Robin Borre: staff indicated they do not have readily available information and need clarification on exactly what information is being requested. The County was planning to award a contract for a hydrology study in December which will look at water flows and inform their 5-Year CIP development.
5. LLCWWD: Responded 9.29.2024 Prepares Fire Flow Information Summer Dhalquist
6. Upper Lake CWD: Previously provided Fire Flow Data - Rochelle Henry
7. CCWD: Two attempts to contact: No response
8. Clearlake Oaks Water Two attempts to contact: Fire flows are included in their Water Master Plan last prepared in 2015 and currently being updated. The district is experiencing significant water losses and will have updates when the new master plan is completed. The district uses Clear Lake water to augment fire flow needs.
9. Highlands Water, Konocti CWD, Golden State Water: Responses received for the Clearlake MSR
10. City of Lakeport provided recent pressure and flow data. The City is in the process of updating its master plan which will include hydraulic modeling to allow the city to determine flows throughout its distribution system to assist in effective Planning of the City's Capital Improvements Plan and new development.
11. Lake Pillsbury Properties Water Company - Lake Pillsbury Ranch community only.

In summary, efforts to generate fire flow data in Lake County is very diverse. A few water system providers collect fire flow data. Many agencies do not have the equipment to generate fire flow data. It is unclear if fire flow data generated is consistent with the Uniform Fire Code or local ordinances. There appears to be no consistent protocol with respect to the collection, methodology and public availability of fire flow data. The City of Lakeport and the Clear Lake Oaks Water District are in the process of updating their water master plans that contain fire flow Information and planning.

There are a multitude of ways to provide water for large structure fires and wildland fire incidents beyond fire hydrant flows. Available water supply for fire suppression varies based on location and includes such options as large water storage tanks dedicated to firefighting, District-owned water tenders, on-board tanks on fire engines, and other water supplies available for drafting such as pools, ponds, lakes, rivers, and creeks, and small water tanks with fire department hook-ups on private property. It is also common for CAL FIRE resources to support fire districts, such as private water tenders and Air Attack aircraft.

There are also some innovative ideas to support water for fire suppression, such as water system interties, portable pumps (producing 2,850 gpm) for pumping raw water from Clear Lake, above ground water systems, and recycled water.

It is noteworthy that there are significant concerns about possible impacts on water supply and availability, fire risk, and overall economic stability related to the potential decommissioning and removal of Scotts Dam, which holds back Lake Pillsbury and is part of the Potter Valley Project. A major concern is the potential for the Upper Eel River to dry up for extended periods of time, due to the loss of water storage, thus increasing fire risk when the region is already vulnerable to wildfire.

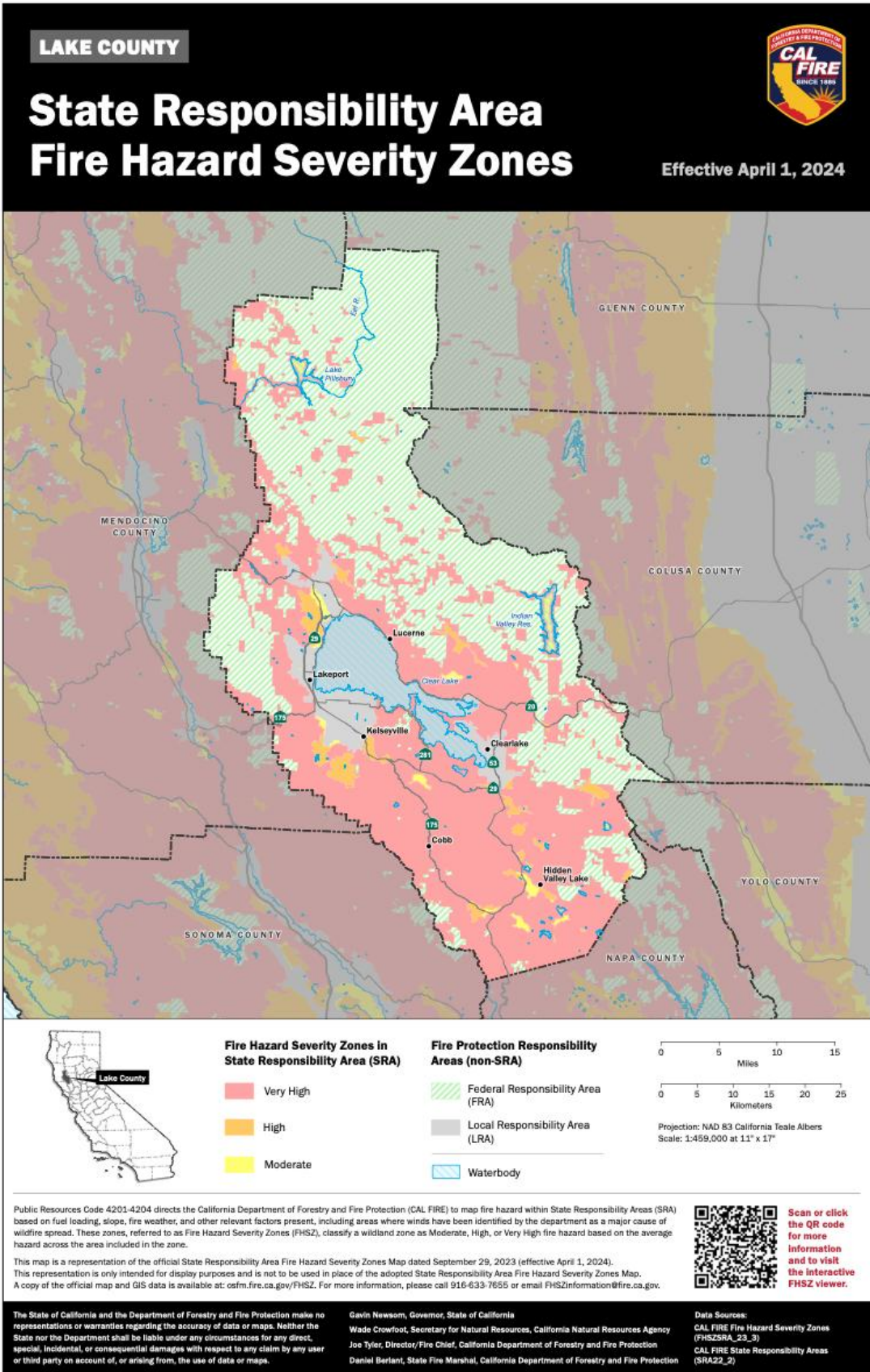
### **E. Wildlands and Fire Hazard Severity Zones in Lake County**

While the ISO system evaluates fire service capabilities of a fire protection agency who normally provide structural fire suppression recent fires in Lake County have been caused in and adjacent to high wildland fire hazard areas in both incorporated and unincorporated areas. Wildfire affects a significant portion of Lake County. Several factors, including topography, weather, and the condition and type of vegetation are factors that may affect severe fire events.

The 2024 Calfire mapped State Responsibility Areas (SRA) to identify the location of fire hazard severity zones within the County. According to the map below, all Fire agencies in the County are within very high and high fire hazard severity zones. Wildfire hazard severity mapping for incorporated areas is forthcoming.

Local Responsibility Areas (LRA) have not yet been mapped. The map below identifies SRA lands but not LRA lands. LRA areas in Lake County include the incorporated areas within the cities of Lakeport and Clearlake.

While the fire hazards map is not used for insurance purposes. Insurance companies evaluate wild fire risk using their proprietary methods.



## **F. Ambulance Service in Lake County**

In the early 1980's only a few fire departments in Lake County provided full-time Emergency Medical Services (EMS) transport services. The remaining departments provided EMS service as needed when capable resources were available. If not, ambulance services were provided by a local private ambulance service provider. At one point, in Lake County there were three different private providers simultaneously offering EMS transport services, this resulted in a failure of the private providers to sustain a viable business and operations resulting in the local fire districts having to bridge the gaps in service when private providers were unable to maintain a continuity of operation.

Over the years, the following private providers operated in Lake County; Clearlake Ambulance, Community Ambulance, Northern Pacific, Lake County Medi-Vac, Nor-Pac, and Redwood Empire Life Support (RELS). Each of these providers struggled to meet the needs of the increasing population and incident responses, including emergency 911 and inter-facility (medical) transports (IFTs). At the same time, our two base hospitals, Adventist Health Hospital Clearlake and Sutter Lakeside Hospital modified their status to Critical Access, which decreased the capabilities of services, beds, equipment, and personnel.

The result was that Lake County had two base hospitals offering a decrease in services provided, with a maximum available bed status of twenty-five each. This resulted in an increase in the amount IFTs out of the Lake Operational Area to facilities as far away as San Francisco, for specialized and/or higher level of care. From approximately 1986 through March 22, 2004, RELS went from three or four ambulances providing emergency 911 and Inter-facility (medical) transfer (IFT) services, to only two and at times no ambulances available for service.

This resulted in the fire districts that provided ambulance services to assist in coordinating the increased needs within their communities and those around them. This was accomplished through mutual aid and other service modifications within the fire districts for the period of time when a private provider was unavailable. In some instances, this spanned 24-hours. Other issues included vehicle and equipment failures, which occurred frequently with the private provider. From 1986 through March 22, 2004, the Lake County Emergency Medical Care Committee (EMCC) received an increase in complaints from base hospitals, community leaders, citizens, and fire districts regarding the lack of continuity of ambulance services provided to Lake County by the private provider. On March 22, 2004 at 2:15, Redwood Empire Life Support (RELS) contacted local fire districts to advise them they were no longer going to provide service to Lake County, and would be ceasing operations in 15 minutes.

An example of the impact to this action was the Lake County Fire Protection District was forced required to take immediate action as the district responded to approximately 38% of the entire County calls for service. At this time the Lake County Fire Protection District was limited on Advanced Life Support personnel, equipment, supplies and transport unit resources. The District initiated an emergency declaration based on an EMS division implementation plan that had been developed and revised several times over the period of 1997-2004 due to the

instability of RELS within the district. The emergency declaration provided latitude to employee personnel and to procure equipment and supplies to support complete EMS operations. Similar actions were conducted by the other fire districts within Lake County to meet the emergency within the County. Within 15 minutes RELS employees were contacted and immediately employed by the fire districts of Lake County. The fire districts assessed and discussed equipment and supply issues amongst one another, to ensure there was a continuity of operation countywide.

This transition was seamless and without incident. The communities served were unaware of the transition that had occurred, but moreover, *it had increased and enhanced the capabilities of local fire districts in Lake County.* Each of the districts pursued grants; general budget funds and other avenues to sustain enhance and expand all hazard capabilities to the citizens of Lake County. For the fire districts of Lake County, up to 80% of the incidents are EMS based, and have become a standard of goals and objectives the districts strive to maintain. Since the transition on March 22, 2004, the fire districts of Lake County have increased their resource capabilities and services they provide. The LCFCA now staff a minimum of 7-9 emergency 911 ambulances (24/7/365), to support the 911 calls for service. KFPD provides one ambulance when staffing permits to the two base hospitals transferring patients out of the county for specialized and/or higher level of care. The LCFCA have established user agreements for non-county resources to augment local resources to support the IFT program.

The fire districts of Lake County have a total of 18 ambulances available to be staffed in the event of an emergency and/or disaster, whether it is of natural and/or manmade occurrences. This has been executed in several countywide functional exercises in 2007, 2008 and 2010, as well as an actual incident response to Colusa County for a multi-casualty tour bus collision. Lake County deployed nine fully equipped and staffed ambulances through a mutual aid request to the Lone

Star incident while still maintaining 13 ambulances within the Lake County. An after-action report was produced to support the response. EMS is a major component of the services provided through the local fire districts. It is completely supported by a comprehensive mutual aid agreement through the Lake County Fire Chief's Association. These same resources are utilized to support all types of emergency response operations as needed countywide.

The County's Inter-Facility Transfer IFT program is operated by the Kelseyville Fire Protection District and is coordinated separately from their emergency 911 operations. "The County's 911 EMS system is operational 24/7/365 and is supported by on-duty, off-duty, and part-time personnel". At no time are emergency 911 resources decreased to support ITF operations. Revenues generated by EMS services have become an integral component to annual operating budgets of the Fire Protection Districts and are managed by the individual fire chief of each fire department in Lake County. These services as well as other services provided are overseen by the fire district Boards of Directors. The revenues realized through the EMS system are utilized for the sustainability; enhancement and expansion of services provided for landowners, residents, communities, and visitors of Lake County.

As such, fire districts of Lake County serve as patient advocates and are continuously

striving to increase and enhance pre-hospital services provided to Lake County citizens through a continuous quality improvement program to ensure quality assurance and quality improvement is accomplished through previously developed an evaluation process and implementation of improvements, as needed. The fire districts develop and assist in the implementation of increased/expanded services provided to Lake County residents and landowners. For example, the use of 12-lead cardiac monitors in the field resulted in patients immediately transported via air ambulance to a cardiac facility for further treatment, resulting in a decrease in long-term cardiac damage.

Another program is the Continuous Positive Airway Pressure (CPAP), which is similar to what is utilized in homes to address sleep apnea conditions. The CPAP device is placed on the patient with acute and chronic lung conditions in the field. The outcome is 90% or more of these patients are released from the emergency hospital department within 12-18-hours, as opposed to an extended hospital stay and placement on ventilators for recovery purposes for patients not receiving immediate CPAP treatment.

The fire districts of Lake County strive to sustain, enhance, and expand the best possible service to the communities we serve. However, this can be jeopardized if any portion of the existing EMS infrastructure is compromised by external influences. External influences entering this now stable environment could result in an implosion of all 911, fire, rescue, and EMS services the fire districts of Lake County provide, due to a loss of revenue.

Fire districts in Lake County have conducted an assessment and have determined that in the event districts were to lose a portion of the emergency 911 transport privileges, there would be a resultant loss of approximately 24-full time and/or part-time personnel based on the impact and revenue loss. This would drastically impact current and future service to Lake County communities as well as increases Insurance Service Organization (ISO) ratings, which in turn means higher insurance rates and the possibility of inability to obtain residential fire insurance for Lake County landowners and residents.

In order to maintain the current level of service of fire and EMS services in terms of reliability and coverage for all residents and landowners of Lake County, the County should support the provision of ambulance services to be provided by local fire protection districts within Lake County.

The fire districts in Lake County are working on an updated assessment which is anticipated to be adopted in the near term. An ordinance will be adopted to implement the updated assessment.

## **NEXT MSR/SOI UPDATE INFORMATION NEEDS**

The purpose of the following summary is to note for the record the information that the Commission requested at workshops, but was not able to be addressed or included in this report, so that it can be revisited during the next Fire Protection Districts MSR/SOI Update.

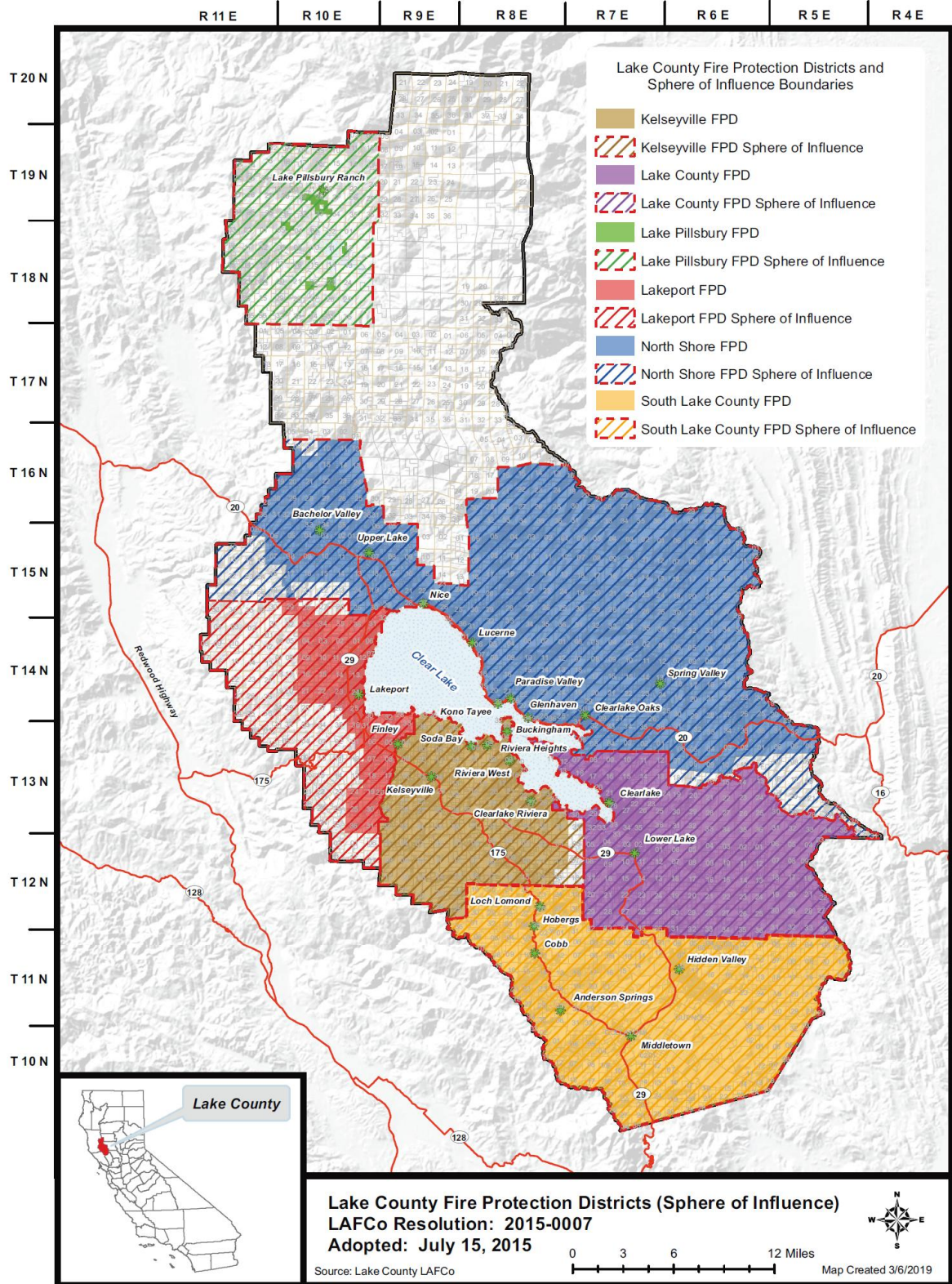
### Items not available in this report:

- a) The Northshore FPD ISO report is not included in this report.
- b) Only South Lake FPD provided fire hydrant flows data (2014).
- c) None of the Fire Districts provided their previous ISO report for comparison. Lake Pillsbury FPD provided their prior three ISO ratings for comparison.
- d) Lake County FPD and Lake Pillsbury FPD provided the percentage of medical-related calls, which is often significantly higher than fire-related calls.

### Items to address in the future:

- 1) Request information from Fire Districts regarding their strategic plan to enhance their current ISO score, and if it is not available, encourage the Districts to make a plan and share it with the public.
- 2) Continue to encourage all Fire Districts to post the current ISO report on their website for public transparency.
- 3) Evaluate the level of severity of fire flow issues in impacted communities and how this gap in the provision of fire services is being specifically handled by impacted fire agencies.
- 4) Provide recent fire hydrant flows data within the District service areas.
- 5) Request the current and previous ISO reports for comparison to determine if the District is making progress, stagnant, or even going backwards.
- 6) Address the cost to increase the level of fire services and identify available fire funding sources.
- 7) Provide information about the portion of services calls that are medical/EMS in nature, and clarify whether health insurance companies reimburse enough to cover EMS call costs.

# LAKE COUNTY FIRE PROTECTION DISTRICTS



**G. Financial Challenges facing Lake County Fire Agencies**

Fire districts in California, and Lake County in particular, face systemic challenges in balancing revenue and expenditures. Fire district funding was primarily based on a share of the property tax; as limitations on property tax have manifested over time, the districts have come to increasingly rely on voter-approved taxes to bridge the gap between revenue and expenditures. Some of the independent districts in Lake County have enacted two or even three rounds of taxes. There exist significant differences in the allocation of property tax share to the districts, and vast differences in the levels of taxes. Totals for taxes range from zero to \$236 annually in the fire districts. Many fire agencies do not have special taxes due to the reluctance of voters to approve such measures. California’s property tax system is based on a constitutional amendment adopted in 1978 known as Proposition 13. Under this law, all property has an established base year value that restricts assessment increases to a maximum of 2% each year. The base year value stays in effect until the property changes ownership or new construction is added. Therefore, it is important to consider that increases in annual property tax growth are limited and should not be expected to exceed 3% to 4% in normal years. It is also worth noting that many districts have elected to receive 100% of the annual tax under the Teeter Plan, foregoing any penalties and interest on delinquent tax receipts.

After Proposition 13 was approved by voters in 1978, the State Legislature adopted AB-8, which implemented the provisions of Proposition 13. AB-8 essentially froze the districts’ property tax allocations at their 1978 levels in perpetuity. The lasting effect is that a fire district that had a volunteer workforce in 1978 is still funded at a level that would support a volunteer workforce today. As voluntarism declined, districts were forced to hire paid staff to preserve their ability to provide service. The property tax allocations soon became insufficient; one by one the fire districts sought voter approval for special taxes and assessments.

Taking the County as a whole, there is not a direct correlation between the amount of tax and the level of service. The following chart illustrates the funding sources for each of the study agencies, including the various zones within the agency boundaries.

**Fire District Funding Matrix 2024-2025**

District or Zone Name*	AB- Allocation Factor	Loss due to ERAF	Special Taxes
Clearlake Oaks	.00487019	- \$ 45,046.63	\$60
Lucerne P& R	.00317433	- \$ 27,107.98	\$60
Upper Lake Fire	.00298347	- \$ 37,684.77	\$52.50
Nice CSD	.00270789	- \$ 17,254.85	45
Kelseyville Fire	.02040862	- \$ 226,364.86	0
Lakeport Fire	.01267878	- \$ 201,302.43	0

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Lakeshore Fire	.01247249	- \$ 92,165.61	\$147.90 + cpi
Lower Lake Fire	.00341578	- \$ 50,594.42	\$147.90 + cpi
South Lake Co. Fire	.01899236	- \$ 321,635.89	\$236.00 + cpi
Lake Pillsbury Fire	n/a	n/a	\$60.00 devp parcel and \$18 undevp
TOTAL:		- \$ 926,991.83	

- CLO, Lucerne P & R, Upper Lake Fire and Nice CSD = Northshore FPD
- Lakeshore Fire, and Lower Lake Fire = The Lake County FPD

As is the case with most fire districts in California, Lake County’s independent fire districts were historically staffed by volunteers. The districts had very low costs, and the locally elected Boards of Directors typically kept property tax rates as low as possible. That has all changed due to pressures from the state to have paid fire fighters, increased training requirements, population growth, costs of equipment, increased regulation, liability and increasing standards to mention a few.

Speaking broadly, California’s (and Lake County’s) once-rural, volunteer fire districts have adapted to these challenges by seeking additional revenue sources, by sharing resources, by consolidating or contracting for service, by reducing services (closing stations) and in an increasing number of cases, dissolving. Pressed by increased expectations for service and by increases in equipment and labor costs that far exceed growth in revenue, the districts collectively have reached the point where additional revenue must be found to avoid collapse.

ERAF and Proposition 172

Beginning in 1992/1993, the State began shifting property tax revenue away from cities, counties, and special districts and placing it in the Educational Revenue Augmentation Fund (ERAF). The ERAF shifts are calculated each fiscal year by the Auditor/Controller in accordance with state law and are audited periodically by the state. The ERAF shift grows as a function of the growth in property tax receipts. Statewide, ERAF represents a permanent funding loss to California’s fire protection districts of over \$94 million per year (2022) and around 1 million in Lake County. Speaking broadly, California’s (and Lake County’s) once-rural, volunteer fire districts have adapted to these challenges by seeking additional revenue sources, by sharing resources, by consolidating or contracting for service, by reducing services (closing stations) and in an increasing number of cases, dissolving. As previously mentioned, increased expectations for service and increases in equipment and labor costs that far exceed growth in revenue, the districts collectively have reached the point where additional revenue must be found to avoid collapse. The following table illustrates the amount of property tax allocated to various local fire agencies in Lake County. As noted the shift to ERAF from the fire districts is significant totaling about 1 million dollars annually. Lake

Pillsbury Fire receives no property tax money therefore there is no ERAF shift for that district.

Fire District AB-8 Funding Matrix 24/25-ERAF Shift

Name of Jurisdiction	Gross Allocation	Shift to ERAF	24/25 Net ERAF Allocation	AB8 Annual Growth	24/25 Net ERAF Allocation
Clearlake Oaks Fire	500,441.29	-45,046.63	455,394.66	23,518.20	478,912.86
Lucerne Park and Rec.	326,426.63	-27,107.89	299,318.74	12,831.23	312,149.97
Upper Lake Fire	321,448.76	-37,684.77	283,763.99	9,617.26	293,381.25
Nice Community Services	285,490.02	-17,254.85	268,235.17	13.50	268,248.67
<b>TOTAL Northshore FPD</b>	<b>1,433,806.67</b>	<b>-127,094.14</b>	<b>1,306,711.66</b>	<b>45,980.19</b>	<b>1,352,692.75</b>
<b>Kelseyville Fire</b>	<b>2,155,399.45</b>	<b>-226,364.59</b>	<b>1,959,034.59</b>	<b>77,859.321</b>	<b>2,006,893.91</b>
<b>Lakeport Fire</b>	<b>1,402,899.49</b>	<b>-201,597.06</b>	<b>1,201,302.43</b>	<b>45,473.12</b>	<b>1,246,775.55</b>
Lakeshore Fire	1,274,441.62	-92,165.61	1,182,276.00	44,213.58	1,226,489.58
Lower Lake Fire	374,342.44	-50,564.42	323,868.02	12,024.74	335,892.76
<b>TOTAL Lake Co. FPD</b>	<b>1,648,784.06</b>	<b>142,730.03</b>	<b>1,506,144.02</b>	<b>56,238.32</b>	<b>1,562,382.34</b>
<b>South Lake County Fire</b>	<b>2,067,120.72</b>	<b>-312,635.89</b>	<b>1,754,484.83</b>	<b>113,141.18</b>	<b>1,867,626.01</b>
<b>Lake Pillsbury Fire</b>	<i>- No property tax allocation</i>				

In the past fire districts had very low costs, and the locally elected Boards of Directors typically kept property tax rates as low as possible. Volunteers for fire suppression have increasingly become more difficult to retain due to increased training standards and regulations. Volunteers are generally not qualified and do not have certifications for medical responses.

## Proposition 172

Local agencies throughout the State lost significant property tax revenue due to this shift, Proposition 172 was enacted to help offset property tax revenue losses of cities and counties that were shifted to the ERAF for schools in 1992.

Proposition 172, enacted in 1983, provides the revenue of a half-cent sales tax to counties and cities for public safety purposes, including police, fire, district attorneys, corrections and lifeguards. The half-cent sales tax revenue is significantly insufficient to cover the loss to districts from ERAF. The Board of Supervisors adopted a resolution allocating the half-cent sales tax revenue to various public safety functions but failed to allocated funds to fire and EMS agencies in the County. Proposition 172 also requires cities and counties to continue providing public safety funding at or above the amount provided in FY 92-93.

Lake County is in the process of preparing an updated General Plan to guide the County through 2050. County population projections will be included in the General Plan update. Since Fire Protection, EMS and public safety have been identified as one of the most significant issues in the County planning for additional resources are necessary and need to be consistent with the County's general plan once completed. A signal could be sent to fire and EMS agencies by allocating additional financial resources could funded by prop 172 funds albeit the amount of 172 funds that could be allocated are dwarfed by the amount of funds (ERAF) taken by the state to fund its obligation to fund the schools.

## Financial Health Summary

All the fire districts in Lake County are struggling financially to some degree. This is a common theme across California's fire districts that is especially acute among rural fire districts. A sharp decline in the availability of volunteers and steep increases in the costs of personnel, goods, and services have costs rising much faster than revenue.

Few of the fire districts in Lake County have received voter approval for supplemental taxes, but funds derived are not sufficient to keep pace with rising costs.

Fire district funding is uneven and inequitable, both in terms of supplemental and base supplemental property tax funding. The inequity in the distribution of property tax revenue has led to disparity in taxes; the result is property owners across the unincorporated areas contributing wildly differing amounts to fund fire services.

These funding challenges directly lead to a fire service that is significantly understaffed in the unincorporated areas. Two-person crews are the norm; the commonly accepted industry standard is a three-person engine company.

Mutual aid agreements and automatic aid arrangements are in place between fire agencies in the county to facilitate resource sharing and response to service calls in adjacent jurisdictions.

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<sup>6</sup> California Government Code Section 56430 (a) (2)

However, the lack of written policies and standards for staffing, equipment, training and the absence of Automatic Vehicle Location (AVL) hinders the ability to fully capitalize on a closest-resource “boundary-drop” system.

## GENERAL FIRE PROTECTION AND EMS MSR DETERMINATIONS

### 1. **Growth and Population Projections for Lake County:**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

#### a. **Lake County Population Projections**

According to the State Department of Finance, Lake County’s population on January 1, 2023 was 66,698. On January 1, 2024 the population in Lake County was 67,001. The population increase for this period was 0.5 percent signaling a slow growth.

#### b. **MSR Determinations on Growth and Population Projections**

- MSR A1) The population of Lake County is growing faster than state growth estimates signaling increase fire and EMS resources will be required in the future.
- MSR A2) Lake County is in the process of preparing an updated General Plan to guide the County through 2050. County population projections will be included in the General Plan. Since Fire Protection, EMS and public safety is a significant issue planning for additional resources is necessary and made consistent with the County’s general plan once completed. Additional resources should be funded by an equitable share prop 172 funds given the funding constraints in using other revenue sources and the County’s commitment to support Fire and EMS services.
- MSR A3) Should the revised county general plan be adopted designating and (or) revising existing “Community Development Areas (CDA’s)” Mapping should be concurrently completed illustrating the relationship between the CDA’s and adopted and current Fire Agency Spheres of Influence.

### 2. **Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC)**

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent agency.*

#### a. **Determination of Lake County’s Disadvantaged Unincorporated Community Status**

Using the most recent American Community Survey data (2022), the median household income in California is \$91,905. Eighty percent of the State Median Household income is

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<sup>6</sup> California Government Code Section 56430 (a) (2)

\$73, 524. US Census Data reported that the Median Household Income for Lake County was \$56,259 determining Lake County is a disadvantaged community. The County is identified in the California Department of Water Resource's mapping tool as disadvantaged. Many areas in Lake County are considered severely disadvantaged (60

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<sup>6</sup> California Government Code Section 56430 (a) (2)

percent of the State median household income) for example, Clearlake, Kelseyville and Spring Valley Census Designated Places. In many areas income surveys may be needed to determine disadvantaged status. This is important since disadvantaged status is required to be competitive for grant funding.

#### **b. MSR Determinations on Disadvantaged Unincorporated Communities**

- MSR A3) Lake County is a Disadvantaged Unincorporated Community because the Median Household Income (\$56,259) is significantly lower than 80% of the State of California Median Household Income of \$73,524.
- MSR A4) All fire agencies in Lake County need to coordinate with Lake County, the Risk Reduction Authority, and the Cities of Clearlake and Lakeport, as necessary, to secure grant funding for fire suppression and EMS related purposes.

### **3. Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.<sup>7</sup>*

#### **a. Infrastructure**

Inadequate water for fire suppression occurs or may occur in the County as identified in this MSR. Not all water providers are eligible for grants to improve water systems since they are private entities such as utilities or mutual water providers. This may result in fire suppression limitations and lower ISO evaluations.

There appears to be no established protocols in the County for conducting fire flow tests. Many water agencies neither have the expertise or equipment to continuously conduct such fire flow tests. In addition to fire suppression standards the County's land division ordinance requires basic fire flows in its subdivision ordinance for new land development and in many cases planning permits do not specify the requirement for fire flows. It is difficult to discern when fire flow testing is a requirement.

Not all fire districts look at their stations in the same way. For example, Lakeport says they have one station, but they have more than one (this is the active main station on Main Street). However, the district has a second station in North Lakeport. Likewise, Lake County Fire District has 6 stations with two stations that are not staffed with personnel such as Pine Dell and the Airport station.

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<sup>7</sup> California Government Code Section 56430 (a) (3)

**b. MSR Determinations on Infrastructure for Lake County**

MSR A5) Many water providers have neither marginally adequate equipment and staff to continuously provide for adequate fire suppression. Many of the ISO reports indicate a loss in points due to water supply issues. Most fire suppression agencies have water tenders to help mitigate these problems.

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<sup>7</sup> California Government Code Section 56430 (a) (3)

- MSR A6) The water supply, deployment and personnel are major factors in need of improvement as shown in recent ISO reports. These issues can be improved by better water supply, fire flow testing, better inter and intra-agency communications and increased personnel throughout the County.
- MSR A7) While most fire suppression agencies have relatively acceptable ISO evaluations improvements are continuous and are necessary in light of new development, increasing standards, increasing costs and population increases.
- MSR A8) Policies, standards and implementation measures including funding options need to be included in the County's General Plan Update as well as existing city and county general plans.
- MSR A9) The County, Cities, Fire and Water providers need to collaborate to achieve consistent fire flow protocols including timing and standards. This can be accomplished with additional funding such as a portion of the Prop 172 funds, a general fund allocation, grants, or paid for by increases in water billing fees. These three suggestions may be very difficult to accomplish but an effort should be shared by the County, Cities, Fire and Water Agencies.
- MSR A10) ISO reports are difficult to obtain. Some fire agencies struggle to have public copies available. LAFCo requests all ISO reports current and past be posted on District websites including background information provided to ISO. This will inform the public of any deficiencies or shortcomings the district may have and help prioritize improvements. It should be noted that many items in a MSR report are not under the direct control of a fire agency yet an ISO rating could identify these deficiencies.
- MSR A11) There are deficiencies in fire flow reporting. All fire flow reports including hydrant data (water flow, pressures and other related information need to be continuously forwarded to LAFCo to keep LAFCo's Fire Flow data information current.
- MSR A12) The County and Cities need to be more diligent in ensuring fire flow data is current and kept in a useful form for use by the public and fire agencies.
- MSR A13) All water providers shall be required to maintain fire flow data and share the data with the fire agencies. Adequate protocols shall be established and used county-wide.
- MSR A14) Fire Agencies, the Cities and County and water providers having hydrants shall meet to establish consistent fire flow protocols and standards with a goal of ensuring adequate fire flows as required in the current version of the Uniform Fire Code. This data can be used and monitored by land use agencies, developers, the public and fire and water agencies.
- MSR A15) The LAFCo Commission shall enable the above determinations to be realized by appointing an entity of person to coordinate the gathering of information and implementation of the above.

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<sup>8</sup> California Government Code Section 56430 (a) (4)

MSR A16 All fire districts in Lake County have at least a main fire station. The districts shall provide LAFCo with information regarding ancillary buildings and other infrastructure under the control of the district.

MSR A17 Each of the Fire Agencies have established Emergency Landing zones (ELZ's) for air ambulance transports.

MSR A18 The County is encouraged to provide direction in its General Plan, such as policies and implementation measures, including identification of funding, and follow up sections regarding the issues addressed in this Service Review.

MSR A19 The Commission shall within the constraints of the LAFCo Act and commit to work with the Risk Reduction Authority, the County, the Cities and Fire agencies to help designate agencies lead efforts regarding determinations in this report focusing upon capacity and infrastructure.

#### **4 Financial Ability to Provide Services<sup>8</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

##### **a. Financial Considerations for Lake County Fire Suppression and EMS providers**

Information regarding Budgets and Audits are included in this report and fire agencies have adequate or marginally adequate funding. However, recent budgets indicate financial stress for agencies in light of increasing operational costs, regulations and efforts to improve ISO ratings. As mentioned in this report generally, prior to Proposition 13, fire agencies relied on volunteers and kept budgets and taxes to a minimum while this philosophy was not shared by some other types of districts. Therefore when AB-8 was implemented as a result of Prop 13, fire agencies were allocated low tax revenue in perpetuity today relegating fire agencies to request the voters to pass special taxes (or assessments). In addition fire districts were further stressed by the Educational Relief Augmentation Fund removing approximately one million dollars from fire agency revenue with no prop 172 backfill (although revenue realized from Prop 172 is insufficient to backfill public safety revenue losses in Lake County) Numerous state mandates and rigorous volunteer training requirements for fire districts have increased since Proposition 13.

##### **b. MSR Determinations on Financing for Fire Protection and EMS agencies**

MSR A20) Many Fire and EMS providers have marginally adequate funding for ongoing operations and comply with State regulations regarding financial records. Fire and EMS providers could greatly benefit from an allocation of County and City Prop 172 funds to help fill spending gaps, establish,

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<sup>8</sup> California Government Code Section 56430 (a) (4)

implement and continuously maintain fire flow standards, and maintain and acquire adequate resources.

MSR A21) Fire and EMS funding sources for example could include special taxes, development fees, grants and mitigation fees to support ongoing fire and EMS operations.

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<sup>8</sup> California Government Code Section 56430 (a) (4)

These types of revenue sources have not been fully utilized in many California counties including Lake County. The new Lake County general plan is encouraged to include action language to support the implementation of additional revenue sources.

## **5. Opportunities for Shared Facilities<sup>9</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

### **a. Facilities**

There are numerous fire and EMS resources in Lake County. Adequate, communications equipment and efficient service delivery among all fire and EMS providers.

### **b. MSR Determinations on Shared Facilities**

- MSR A22) Fire agencies and staff within Lake County assist one another in providing services through cooperative agreements.
- MSR A23) While the Lake County Fire Agencies are adequately functioning at this time LAFCo shall remain open to Consolidation efforts. Consolidations will be successful when there is a compelling need and when the Fire Board, Fire Staff and the Public support for consolidating fire agencies given constraints in the LAFCo Act.
- MSR A24) During Red Flag warnings districts bring in an out of county strike teams or a task force to augment local response resources this is also done during for winter storm events under the OES Mud-Debris Flow program which pre-stages resources for storm related response.
- MSR A25) The Lake County Fire Chief's Association have a formal agreement with Yolo, Colusa and Mendocino County for fire and EMS resources which are often used. Lake County fire used this resource four times this fire season.
- MSR A26) Each of the fire districts (agencies) have multiple response areas, which are Local Response Areas (LRA's), State Responsibility Areas (SRA's), Federal Response Areas (FRA's) and areas that may threaten the State and/or FRA's known as a Mutual Threat Zone (MTZ).

## **6. Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>10</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation*

*associated with the agency's decision-making and management processes.*

**a. Government Structure**

The Fire providers have Boards of Directors meeting regularly which are open to the public.

**b. MSR Determinations on Government Structure.**

- MSR A27) The fire agencies have boards of directors and a chief managing the affairs of the district.
- MSR A28) The Fire Agencies comply with State financial regulations, have cooperative agreements, perform audits, have acceptable ISO ratings, participate in joint training and the fire chief's association, and have websites.
- MSR A29) City and County governments collaborate with other Fire Protection agencies in Lake County.

### **3 KELSEYVILLE FIRE PROTECTION DISTRICT**

#### **A. Kelseyville Fire Protection District Service Area**

The Kelseyville Fire Protection District, encompasses 90 square miles and includes the communities of Kelseyville, Soda Bay, Riviera Heights, Buckingham, Riviera West, Konocti Bay and Clearlake Riviera as well as Mt. Hannah. The population of each community is shown below:

Soda Bay had 654 water service connections<sup>11</sup> and an estimated population of 804 in 2024.<sup>12</sup>

Riviera Heights has 325 developed lots with an estimated population of 600.<sup>13</sup>

Buckingham has no population data available.

Riviera West has 250 homes with an estimated population of 500.<sup>14</sup>

Konocti Bay population is included in the Kelseyville population estimate.

Clearlake Riviera has 1543 homes with an estimated population of 1000.<sup>15</sup>

Mt. Hannah has no population data available.

Kelseyville has an estimated 2024 population of 3,999<sup>16</sup>

#### **Kelseyville Community Location**

Kelseyville is a census-designated place (CDP) in Lake County. Kelseyville is located six miles southeast of Lakeport, at an elevation of 1,384 feet.

#### **Kelseyville Area History**

In the centuries before Europeans arrived, the Eastern Pomo and Clear Lake Wappo people lived along the shores of Clear Lake. In addition to the plentiful fish caught in the lake and streams, they hunted waterfowl and gathered berries, seeds, clover and acorn. The Pomo and Wappo built homes and canoes of tule reeds found at the lakeshore.

Both Eastern Pomo and Clear Lake Wappo bands lived in the area now designated as Kelseyville, the Pomo concentrated along Kelsey Creek all the way to Cobb Mountain and the Wappo along Cole Creek and on the western slope of Mount Konocti. The Kelseyville area was part of the Rancho Lupyomi the land grant Californio Salvador Vallejo, Mariano Guadalupe received in 1844 from the Mexican government. In 1847, Vallejo sold the livestock that had remained in the area to Ben and Andrew Kelsey Charles Stone and E.D. Shirland. Andrew Kelsey and Charles Stone forced the local Indians to build them an adobe home about 3 miles (4.8 km) from the south shore of the lake, and immediately west of Kelsey Creek as well as and a large cattle corral. Stone and Kelsey enslaved the Pomo and Wappo people in two fenced camps they couldn't leave, forcing them to work under threat of torture and death. Many native people died of starvation and neglect.

Charles Stone and Andrew Kelsey were reportedly the first Anglo-American colonists in the region arriving in the fall of 1847 to graze cattle and horses purchased from Mexican landholder Salvador Vallejo. This was known as Big Valley Ranch.

Kelseyville became the first white settlement in Lake County. The first blacksmith shop was opened by a blacksmith named Benham in 1857. It was not until 1864 that a second business was opened, a store owned by T. F. Fall. That same year, another general store and a boarding house was opened by Rosenbreaux and Pace.<sup>17</sup>

### **Kelseyville Area Income Data**

According to the 2018-2022 American Community Survey's latest 2022 data estimates, the median household income (MHI) in the Kelseyville's Census Designated Place is \$42,880 having a poverty rate of 19.4%.<sup>18</sup>

US Census Data for 2018-2022 reported that the Median Household Income (MHI) estimate for California is \$91,905 with poverty rate was 8.5%. Lake County has an overall 10.2% poverty rate.

Eighty percent of the State Median Household Income (MHI) is considered disadvantaged and sixty percent of the State MHI is considered severely disadvantaged. Since the Kelseyville CDP MHI is \$42,880, it is well below the State threshold MHI (for being identified as disadvantaged) of \$73,524 and therefore disadvantaged and is also less than \$55,143 to be considered a severely disadvantaged community in California.

According to the Department of Water Resources Disadvantaged Mapping tool, the community of Kelseyville is considered a Disadvantaged Unincorporated Community (DUC).

### **Kelseyville Area Schools<sup>19</sup>**

The Kelseyville Unified School District operates the following schools serving 1,849 students:<sup>20</sup>

#### **Kelseyville Elementary School**

5065 Konocti Road, Kelseyville, CA 95451, Phone: (707) 279-4232, Fax: (707) 279-8748

#### **Riviera Elementary School**

10505 Fairway Drive, Kelseyville, CA 95451, Phone: (707) 277-6050, Fax: (707) 277-6060

#### **Mountain Vista Middle School**

5081 Konocti Road, Kelseyville, CA 95451, Phone: (707) 279-4060, Fax: (707) 279-8835

#### **Kelseyville High School**

5480 Main Street, Kelseyville, CA 95451, Phone: (707) 279-4923, Fax: (707) 279-9173

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<sup>17</sup> Aurelius O. Carpenter; Percy H. Millberry (1914). *History of Mendocino and Lake Counties, California: With Biographical Sketches of the Leading Men and Women of the Counties who Have Been Identified with Their Growth and Development from the Early Days to the Present*. Historic record Company. p. 778.

<sup>18</sup> worldpopulationreview.com/us-cities/kelseyville-ca-population, March 16, 2024.

<sup>19</sup> Kelseyville Unified School District, [Schools • Page - Kelseyville Unified School District \(kvusd.org\)](https://www.kvusd.org), March 22, 2024.

<sup>20</sup> [Kelseyville ca schools number of students - Search \(bing.com\)](#), March 22, 2024.

**Kelseyville Alternative Education**

4410 Konocti Road, Kelseyville, CA 95451, Phone: (707) 279-1511, Fax: (707) 279-9221

**Kelseyville Learning Academy**

4410 Konocti Road, Kelseyville, CA 95451, Phone: (707) 279-8414

**Kelseyville Fire Protection District Overview**

The Kelseyville Fire Protection District is an independent special district located in Kelseyville, CA. The District provides a full range of fire protection, fire suppression, fire safety, emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other life safety services (the “Services”) on the south shore of Clear Lake, including the communities of Kelseyville, Clear Lake Riviera, Riviera Heights, Riviera West, Buckingham, and Soda Bay in the unincorporated portion of the County of Lake. The District’s service area covers approximately 100 square miles and has approximately 12,000 residents.

The District is governed by a five-member Board of Directors (the “Board”) and a career Fire Chief. The Board and Fire Chief are responsible for strategic planning, policy development, and approval of capital expenditures. The District employs 14 full-time equivalent employees and has 1 volunteer staff member based at two fire stations.

The District maintains a website: [kelseyvillefire.com](http://kelseyvillefire.com) as required by State law.

**Kelseyville FPD Mission Statement**

The mission statement for the Kelseyville Fire Protection District is as follows:

***“The Mission of Kelseyville Fire Protection District is to serve and protect its community with pride, honor, compassion, professionalism and integrity through excellent customer service. Our commitment to our citizens encompasses fire, rescue, ems services and public education.”***

**Kelseyville FPD Contact Information**

Contact information for the Kelseyville FPD is as follows:

Physical Address: Kelseyville Fire Protection District, 4020 Main Street, Kelseyville, CA 95451

Mailing Address: Kelseyville Fire Protection District,  
4020 Main Street, Kelseyville, CA 95451-0306

Phone: 707-279-4268 Fax: 707-279-4422 E-Mail: [knavarro@kelseyvillefire.com](mailto:knavarro@kelseyvillefire.com)

**Kelseyville FPD Board of Directors**

The members of the Kelseyville FPD Board of Directors are as follows:

Beau-Jean Maddox	Term ends 2024
Mario Villalobos	Term ends 2026
Michele Rohner	Term ends 2026

Paul Lauenroth Term ends 2026  
 Steven Brookes Term ends 2024

The Kelseyville Fire Protection District Board of Directors meets at Station 55, 4020 Main Street, Kelseyville, on the third Wednesday of each month at 9 am. Meeting agendas and board meeting calendar can be found at [www.kelseyvillefire.com](http://www.kelseyvillefire.com)

**Kelseyville FPD Personnel**

Kelseyville Fire employs thirteen (13) full-time personnel as well as one (1) volunteer to accomplish its Mission. Joey P. Huggins is the Fire Chief. Staffing is provided for fire prevention, training, communications, and two (2) Fire Stations. The Auxiliary volunteers have a separate organization with separate funds.

**Kelseyville FPD Stations and Equipment**

The Kelseyville Fire Protection District has two stations as follows:

- Station 55 (Headquarters Station) 4020 Main Street, Kelseyville, CA, 95451
- Station 56 9757 Soda Bay Road, Kelseyville, CA 95451

The District operates two (2) engine companies, two (2) medic- two (2) stations, 24-hours a day, 365 days a year. The department cross staffs across all of the equipment. The list of vehicles insured for the Kelseyville Fire Protection District is as follows:

<b><i>Kelseyville Fire Protection District Apparatus and Vehicles 2023-24</i></b>			
<b>Year</b>	<b>Make</b>	<b>Type</b>	<b>Replacement Cost</b>
2015	International	Engine	\$350,000
2019	Ferrara	Engine	\$650,000
2022	Ferrara	Engine	\$300,000
2001	Pierce	Engine	\$650,000
2022	USFP	Tender	\$550,000
2022	LifeLine	Ambulance	\$250,000
2015	LifeLine	Ambulance	\$250,000

**Kelseyville FPD Water Supply**

The Lake County Housing Element describes the Kelseyville County Waterworks District #3 water system as follows:<sup>21</sup>

*Kelseyville County Waterworks District #3: The Kelseyville water system was originally constructed in the late 1960's. The water system obtains water from four (4) wells. The Kelseyville Water system serves the downtown and surrounding residential areas of Kelseyville. Recent upgrades to the system (new well and storage tank) as well as an intertie with the Finley Water System (CSA #6) were completed in 2006. The system consists of 1267 service connections<sup>22</sup> with over*

<sup>21</sup> Lake County Housing Element 2019-2027 Page 4-6.

<sup>22</sup> County of Lake, Special Districts, April 8, 2024, [scott.hornung@lakecountycalifornia.gov](mailto:scott.hornung@lakecountycalifornia.gov)

*29,000 feet of distribution pipeline, and one (1) 1,000,000 gallon storage tank, and two (2) 250,000 gallon storage tanks.*

*The expansion of the supply and treatment capabilities within the Kelseyville water system have been the primary focus within the system and those goals were successfully completed. Future improvement goals to the distribution system (mainly piping and looping) are needed in the near term for the existing customer base and reasonable future growth. In order to comply with the conditions of the USDA/RUS loan that funded the water system improvements in 2006, connections to the Kelseyville water system are mandatory for new construction.*

### **Kelseyville FPD Calls**

The following table shows the Kelseyville Fire Protection District calls for 2020-2022. The medical calls are 79% of the total calls. This is typical for most fire districts.

<b>KELSEYVILLE FIRE PROTECTION DISTRICT SERVICE CALLS SUMMARY 2020-2022</b>					
<b>TYPE</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>TOTAL</b>	<b>% of TOTAL</b>
FIRE	63	69	71	203	2.73%
RESCUE AND EMS	2,194	1,938	1,739	5,871	78.99%
HAZARDOUS CONDITIONS	41	66	49	156	2.10%
SERVICE CALLS	139	134	157	430	5.79%
GOOD INTENT CALLS	211	197	209	617	8.30%
FALSE ALARM/FALSE CALL	64	46	41	151	20.3%
SPECIAL INCIDENT	1	4	0	5	0.07%
<b>TOTAL</b>	<b>2,713</b>	<b>2,454</b>	<b>2,266</b>	<b>7,433</b>	<b>100.00%</b>

### **Kelseyville FPD Budget**

The Kelseyville FPD keeps all funds with the Lake County Auditor and pays the bills through the County Claims process.

<b>Kelseyville FPD Budget 2023-2024</b>		
<b>REVENUE</b>	<b>2022-23 ACTUALS</b>	<b>2023-24 BUDGET</b>
Property Tax-Current Secured	\$1,777,759.89	\$1,765,150.00
Property Tax-Current Unsecured	\$37,926.34	\$42,727.00
Property Tax-Supplemental 813 Current	\$31,352.90	\$30,000.00
Property Tax-Supplemental 813 - Prior	\$7,820.60	\$7,585.00
Property Tax-Prior Unsecured	\$2,252.57	\$2,100.00
Other Permits	\$16,488.50	\$15,000.00
Interest	\$22,740.17	\$20,000.00
HOPTR	\$14,224.88	\$13,000.00
Other Government Agencies	\$82,173.39	\$0.00
Charges for Services-Plan Checks	\$19,790.00	\$15,000.00
Charges for Services-Fire Recovery	\$8,268.79	\$0.00
Institutional Care & Services (Ambulance)	\$1,815,201.47	\$800,000.00
Other-Charges for Services	\$109,775.35	\$0.00

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Other Current Services-Fire Protection	\$183,026.50	\$180,000.00
Sale of Fixed Assets	\$32,500.00	\$10,300.00
Other Revenue-MISCELLENEOUS	\$4,300.35	\$4,000.00
Canceled Checks	\$848.27	\$0.00
Insurance Rebate	\$5,584.70	\$0.00
Operating Transfers-IN	\$62,517.00	\$37,000.00
<b>Revenue Total</b>	<b>\$4,239,552</b>	<b>\$2,941,862</b>

**Kelseyville FPD Budget 2023-2024**

<b>APPROPRIATIONS</b>	<b>22/23 ACTUALS</b>	<b>23/24 BUDGET</b>
Salaries & Wages-Permanent	\$1,173,432.81	\$1,400,000.00
Salaries & Wages-Extra Help	\$111,566.80	\$70,000.00
Salaries & Wages-Overtime	\$285,851.95	\$200,000.00
Salaries & Wages-Other	\$0.00	\$0.00
Retirement-FICA District Share	\$24,366.37	\$22,000.00
Retirement-PERS Employee Share	\$1,554.76	\$20,000.00
Retirement-PERS District Employer Share	\$577,037.83	\$656,500.00
Employee Group Ins District Share	\$275,824.05	\$350,000.00
Unemployment Ins District Share	\$0.00	\$5,000.00
Worker's Comp	\$161,112.00	\$166,000.00
Clothing and Personal Supplies	\$35,259.73	\$36,200.00
Communications	\$94,455.94	\$103,676.00
Household Expense	\$9,845.05	\$15,000.00
Insurance Other	\$44,249.02	\$50,000.00
Maintenance-Equipment	\$56,870.30	\$85,000.00
Maintenance-Buildings & Improvements	\$19,459.52	\$12,900.00
Memberships	\$6,880.80	\$11,030.00
Office Supplies	\$3,650.53	\$3,000.00
Postage	\$783.29	\$750.00
Books & Periodicals	\$98.65	\$200.00
Professional & Specialized Services	\$147,966.23	\$137,756.00
Publications & Legal Notices	\$22.66	\$250.00
Small Tools & Instruments	\$6,346.25	\$5,000.00
Special Departmental-Supplies & Services	\$38,415.15	\$39,600.00
Ambulance Expense	\$404,365.15	\$70,000.00
Transportation & Travel	\$89,149.87	\$105,000.00
Utilities	\$33,506.33	\$40,000.00
Inventory Items	\$29,954.69	\$20,145.00
Principal & Interest Notes & Loans	\$541,509.49	\$163,500.00
Taxes & Assessments	\$1,011.91	\$1,442.00
FA - Buildings & Improvements	\$76,016.47	\$37,000.00
FA-Other	\$96,769.00	\$195,000.00
<b>Expenditures/appropriations Total</b>	<b>\$4,343,223</b>	<b>\$4,021,949</b>
Net Cost	\$103,671	\$1,080,087

**Kelseyville FPD Audit<sup>23</sup>**

A budget is a plan for spending, an audit shows actual funds spent.

A. Net Assets

The Kelseyville FPD Audit showed the following Net Assets for the year ending June 30, 2023.

<b>Kelseyville FPD Modified Cash Basis Statement of Net Assets, June 30, 2023<sup>24</sup></b>	
	Total Governmental Activities
<b>Assets</b>	
Cash and Investments (governmental funds)	\$3,017,782
Capital assets	
Non-depreciable	156,285
Depreciable, net	2,957,975
Total Capital Assets*	3,114,260
<b>TOTAL ASSETS</b>	<b>6,132,042</b>
Deferred Outflows of Resources	
Deferred pension adjustments	2,143,878
<b>Liabilities</b>	
Long term liabilities	
Due within one year	218,423
Due in more than one year	400,201
Net pension liability	4,718,592
<b>TOTAL LIABILITIES</b>	<b>5,337,216</b>
Deferred Inflows of Resources	
Deferred pension adjustments	574,141
Total Deferred Inflows of Resources	574,141
Net Position	
Invested in capital assets	2,714,006
Restricted for capital improvement	252,096
Unrestricted	(601,539)
<b>TOTAL NET POSITION</b>	<b>\$2,364,563</b>

\*Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds balance sheets.

\*\* Liabilities may include Loans payable, Capital leases payable, and compensated absences of employees.

<sup>23</sup> Kelseyville FPD, Audit for the Year Ended June 30, 2023, Prepared by Smith & Newell, Certified Public Accountants, 1425 Butte House Road, Yuba City CA 95993, Phone: 530-673-9790, Fax: 530-673-1305, January 30, 2024.

<sup>24</sup> Kelseyville FPD, Audit for the Year Ended June 30, 2023, Prepared by Smith & Newell, Certified Public Accountants, 1425 Butte House Road, Yuba City CA 95993, Phone: 530-673-9790, Fax: 530-673-1305, January 30, 2024, Page 4.

B. Cash and Investments

Cash and investments as of June 30, 2023 were are follows:<sup>25</sup>

Cash:

Cash on hand	\$100
Deposits (less outstanding checks)	<u>5,200</u>
Total Cash	<u>5,300</u>

Investments:

Lake County treasurer's pool	3,012,482
Total Investments	<u>\$3,012,482</u>
Total Cash and Investments	<u>\$3,017,782</u>

C. Employees' Retirement Plan<sup>26</sup>

The Kelseyville FPD contributes to the California Public Employees Retirement System (PERS), an agent multiple-employer public employee defined benefit plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by statute. Copies of PERS annual financial report may be obtained from their Executive Office at 400 Q Street, Lincoln Plaza East, Sacramento CA 95811.

D. Joint Agencies

The District is a participant in Fire District's Association of California - Fire Agencies Self Insurance System (FDAC-FASIS), the purpose of which is to provide workers' compensation benefits to each member agency including claims administration and program administration. FDAC-FASIS is composed of approximately 200 members and is governed by a board of directors appointed by the members. Complete financial information can be obtained from the Association office at 700 R Street, Suite 200, Sacramento, CA 95811. The District is not financially accountable for this organization and therefore it is not a component unit under Statement Nos. 14, 39 and 61 of the Governmental Accounting Standards Board.

E. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District has joined together with other fire districts in the state to participate in Fire District's Association of California - Fire Association Self Insurance System. This joint venture is a public entity risk pool which serves as a common risk management and insurance program for workers compensation coverage for member fire districts. The District pays an annual premium to the joint venture for its insurance coverage. The agreement with the joint venture provides that they will be self-sustaining through member premiums and will reinsure through commercial companies for excess coverage. The District continues to carry commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

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<sup>25</sup>Kelseyville FPD, Audit for the Year Ended June 30, 2023, Prepared by Smith & Newell, Certified Public Accountants, 1425 Butte House Road, Yuba City CA 95993, Phone: 530-673-9790, Fax: 530-673-1305, January 30, 2024, Page 15.

<sup>26</sup>Kelseyville FPD, Audit for the Year Ended June 30, 2012, Prepared by Smith & Newell, Certified Public Accountants, 1425 Butte House Road, Yuba City CA 95993, Phone: 530-673-9790, Fax: 530-673-1305, April 10, 2013, Pages 20-21.

F. Commitments and Contingencies

There are potential claims and legal actions pending against the District for which no provisions have been made in the financial statements. In the opinion of the District management and legal counsel, liabilities arising from these claims and legal actions, if any, either will not be material or cannot be estimated at this time. Management has evaluated events subsequent to June 30, 2023 through January 22, 2024, the date on which the financial statements were available for issuance. Management has determined no subsequent events requiring disclosure have occurred.

**ISO Rating Kelseyville FPD**

**ISO Rating for Kelseyville FPD**

ISO concluded its review of the fire suppression features being provided for Kelseyville FPD. The resulting community classification is class 04/4Y.<sup>27</sup> The ratings for each category are shown below:

<b>Kelseyville Fire Protection District</b>		
<b>Fire Service Rating Feature</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunications	3.71	4
432. Credit for Dispatch Circuits	2.91	3
<b>440. Credit for Emergency Communications</b>	<b>9.62</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	5.05	6
523. Credit for Reserve Pumpers	0.50	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	1.09	4
553. Credit for Reserve Ladder and Service Trucks	0.40	0.50
561. Credit for Deployment Analysis	4.44	10
571. Credit for Company Personnel	5.06	15
581. Credit for Training	3.49	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>25.03</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	22.56	30
621. Credit for Hydrants	2.58	3
631. Credit for Inspection and Flow Testing	1.40	7
<b>640. Credit for Water Supply</b>	<b>26.53</b>	<b>40</b>
<b>Divergence</b>	<b>-3.25</b>	<b>-</b>
<b>1050. Community Risk Reduction</b>	<b>3.08</b>	<b>5.50</b>
<b>Total Credit</b>	<b>61.01</b>	<b>105.50</b>

<sup>27</sup> ISO Public Protection Classification for Kelseyville FD, April 27, 2020.

## ISO Standards

For each category there is an ISO standard. For example, The 2013 Edition of NFPA 1221, Standard for Installation, Maintenance and Use of Emergency Services Communications Systems, recommends that ninety-five percent of emergency calls shall be answered within 15 seconds, and ninety-nine percent of emergency calls shall be answered within 40 seconds. In addition, NFPA recommends that eighty percent of emergency alarm processing shall be completed within 60 seconds and ninety-five percent of alarm processing shall be completed with 106 seconds of answering the call.<sup>28</sup>

Kelseyville received a relatively good score in this category, 9.62 out of 10.

Each category has a standard. Some of them require training which rural Fire Protection Districts may not be able to afford. The Districts have to balance the cost of training to fight fires and the cost of training for medical emergencies. The District should post the ISO report on its website.

## B. KELSEYVILLE FIRE PROTECTION DISTRICT MSR DETERMINATIONS

### Growth and Population Projections for the Kelseyville Area<sup>29</sup>

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

### Kelseyville Area Population Projections

Kelseyville has a 2024 population of 3,999. Kelseyville is currently growing at a rate of 2.2% annually and its population has increased by 9.35% since the most recent census, which recorded a population of 3,657 in 2020.

### MSR Determinations on Growth and Population Projections for the Kelseyville Area

MSR B1) The population of Kelseyville increased from 2020 to 2024 and it is expected to continue to increase by 2.2% per year, adding approximately 68 people per year.

### Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Kelseyville<sup>30</sup>

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent agency.*

### Determination of Kelseyville Area Disadvantaged Unincorporated Community Status

The average household income in Kelseyville is \$52,439 with a poverty rate of 20.53%.<sup>31</sup> US Census Data reported that the Median Household Income for California was \$91,905 and the poverty rate was 12.2%.

<sup>28</sup> ISO Public Protection Classification for Kelseyville FD, April 27, 2020, Page 9.

<sup>29</sup> California Government Code Section 56430 (a) (1)

<sup>30</sup> California Government Code Section 56430 (a) (2)

<sup>31</sup> worldpopulationreview.com/us-cities/kelseyville-ca-population, March 16, 2024.

Eighty percent of the State Median Household Income is \$73,524. Since the Average Household Income in Kelseyville is less than 80% of the State Median Household Income, Kelseyville would be considered a Disadvantaged Unincorporated Community (DUC).

### **MSR Determinations on Disadvantaged Unincorporated Communities near Kelseyville Fire Protection District**

MSR B2) Kelseyville is a Disadvantaged Unincorporated Community and a Severely Disadvantaged Community since the Median Household Income (\$52,439) is significantly lower than 80% of the State of California Median Household Income of \$73,524.

### **Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*<sup>32</sup>

#### **Infrastructure**

The Lake County Special Districts Department describes the Kelseyville water system as follows:

*The Kelseyville water system was originally constructed in the late 1960s. The water system obtains water from four wells, which are treated to drinking water standards by disinfection with sodium hypochlorite injection before entering the distribution system and storage tanks. Kelseyville Water system serves the downtown and surrounding residential areas of Kelseyville.*<sup>33</sup>

According to the Kelseyville Fire Protection District, the water system is not adequate to provide sufficient water for fire protection.

### **MSR Determinations on Infrastructure for Kelseyville Fire Protection District**

MSR B3) The Kelseyville Fire Protection District has marginally adequate equipment and staff to serve the District. The water supply, deployment and personnel are major factors in need of improvement as shown in the most recent ISO report.

MSR B4) The ISO for the Kelseyville Fire Protection District is a 4/4Y. Factors of concern are personnel, deployment and water supply.

### **Financial Ability to Provide Services<sup>34</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

**a. Financial Considerations for Kelseyville Fire Protection District**

Information regarding the Kelseyville FPD Budget and Audit are included above in this report. The District has had adequate funding, however, the most recent budget indicates financial stress for the district in light of increasing operational costs.

**b. MSR Determinations on Financing for Kelseyville Fire Protection District**

MSR B5) The Kelseyville FPD has marginally adequate financing and complies with County and State regulations regarding financial records. In the most recent budget the district is deficit spending and could greatly benefit from an allocation of County Prop 172 funds to fill the spending gap.

**Opportunities for Shared Facilities<sup>35</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

**a. Facilities**

The Kelseyville Fire Protection District maintains two fire stations (Kelseyville and Soda Bay) and has adequate equipment and participates in activities with other fire protection agencies.

**b. MSR Determinations on Shared Facilities for Kelseyville Fire Protection District**

MSR B6) The Kelseyville FPD cooperates with other Fire Protection Districts in Lake County.

**Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>36</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

**a. Government Structure**

The Kelseyville FPD has a five-member Board of Directors that meets regularly at the Fire Station. Meetings are open to the public.

**b. MSR Determinations on Government Structure for Kelseyville Fire Protection District**

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<sup>35</sup> California Government Code Section 56430 (a) (5)

<sup>36</sup> California Government Code Section 56430 (a) (6)

- MSR B7) The Kelseyville Fire Protection District has a five-member Board of Directors. The Board meets regularly at its Fire Station. Meetings are open to the public.
- MSR B8) The Kelseyville FPD complies with State financial regulations.
- MSR B9) The Kelseyville FPD works with other Fire Protection Districts in the County.
- MSR B10) The Kelseyville FPD maintains a website. ISO reports and supporting materials for the Kelseyville FPD should be posted on the website.

### **C. KELSEYVILLE FIRE PROTECTION DISTRICT SPHERE OF INFLUENCE**

#### **Recommendation for Kelseyville Fire Protection District Sphere of Influence**

It is recommended that the Kelseyville Fire Protection District Sphere of Influence be the same as the District boundary.

#### **Present and Planned Land Uses in the Kelseyville Area, Including Agricultural and Open Space Lands**

##### **1. General Plan and Zoning for the Kelseyville Area**

The Lake County General Plan allows some growth for the Kelseyville area; however, the actual future growth will depend on water service availability.

##### **2. SOI Determinations on Present and Planned Land Use for Kelseyville Fire Protection District**

SOI B1 Kelseyville is a desirable area for growth; however, actual growth could be limited by water supply and availability.

#### **Present and Probable Need for Public Facilities and Services in the Kelseyville Area<sup>37</sup>**

##### **Municipal Service Background**

1. Kelseyville area is dependent on the Kelseyville Fire Protection District for both fire protection and emergency medical services.

##### **2. SOI Determinations on Facilities and Services and Probable Need for Kelseyville Fire Protection District**

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<sup>40</sup> California Government Code Section 56425 (e) (5)

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SOI B2 The Kelseyville Fire Protection District is needed now and will be needed in the future.

SOI B3 The Kelseyville FPD is needed for both medical emergencies and fire protection services.

**B. Present Capacity of Public Facilities and Adequacy of Public Services<sup>38</sup>**

**1. Kelseyville Fire Protection District Capacity Background**

The capacity of the Kelseyville Fire Protection District is adequate to provide for medical emergency calls. The capacity for firefighting could be limited by inadequate water supply and funding in light of increasing costs.

**2. SOI Determinations on Public Facilities Present and Future Capacity for Kelseyville Fire Protection District**

SOI B4 The present and future capacity of the Kelseyville Fire Protection District will be adequate for medical and other emergencies; however, firefighting capacity could be limited by inadequate water supply and funding.

**Social or Economic Communities of Interest for Kelseyville Fire Protection District<sup>39</sup>**

**Kelseyville Community**

The Kelseyville Community is focused on the Fire Protection District and the School District. Since not all residents have school age children the Fire District is a unifying organization in the area.

**SOI Determinations on Social or Economic Communities of Interest for Kelseyville Fire Protection District**

SOI B5 The Kelseyville Fire Protection District and the volunteers provide a focus for the community.

SOI B6 The Kelseyville Fire Protection District maintains a website to keep the community informed about District activities and programs.

**Disadvantaged Unincorporated Community Status<sup>40</sup>**

**a. Disadvantaged Unincorporated Communities**

A Disadvantaged Unincorporated Community has a Median Household Income less than 80% of the State of California Median Household Income.

**b. Disadvantaged Unincorporated Community Status**

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<sup>38</sup> California Government Code Section 56425 (e) (3)

<sup>39</sup> California Government Code Section 56425 (e) (4)

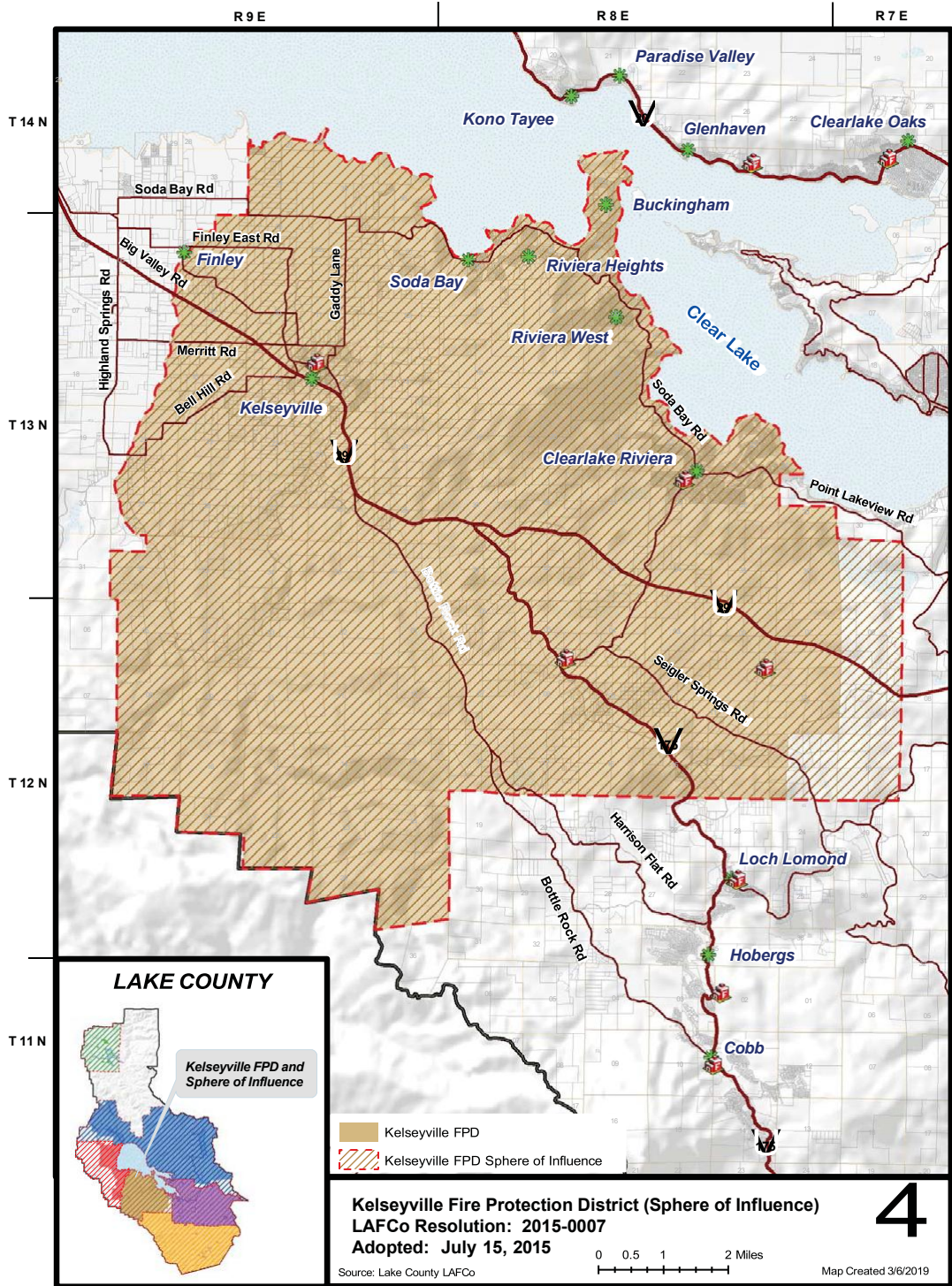
<sup>40</sup> California Government Code Section 56425 (e) (5)

The average household income in Kelseyville is \$52,439 with a poverty rate of 20.53%.<sup>41</sup> US Census Data reported that the Median Household Income for California was \$91,905 and the poverty rate was 12.2%.

Eighty percent of the State Median Household Income is \$73,524. Since the Average Household Income in Kelseyville is less than 80% of the State Median Household Income, Kelseyville would be considered a Disadvantaged Unincorporated Community (DUC).

SOI B7            Kelseyville is a DUC based on a low Median Household Income of \$52,439 which is less than 80% of the State Median Household Income of \$73,524.

# KELSEYVILLE FIRE PROTECTION DISTRICT



#### **4 LAKE COUNTY FIRE PROTECTION DISTRICT**

##### **A. Lake County Fire Protection District Area, Size and Location**

The Lake County Fire Protection District encompasses over 165 square miles of Lake County. The south edge of the District reaches to the northern boundary of the South Lake County FPD, which extends to the Napa county line. To the north, the District contacts the Northshore FPD. To the west of the Lake County Fire District is the Kelseyville Fire Protection District. The Lake County Fire Protection District includes the City of Clearlake and the community of Lower Lake.

##### **City of Clearlake**

Clearlake had a 2020 population of 16,685 which was estimated to have increased to 16,693 in July 2022. The Lake County FPD reports of population of 17,217 for the City of Clearlake.

The City of Clearlake Median Household Income in 2022 was \$41,047 compared to a Median Household Income for California of \$91,905.<sup>42</sup> Eighty percent of the State Median Household Income is \$73,524. Since the Median Household Income for the City of Clearlake is lower than 80% of the State Median Household Income the City population is considered disadvantaged. There are portions within the district that qualify for Severely Disadvantaged Community Status such as the City of Clearlake.

##### **Clear Lake Area History**

Clear Lake may be the oldest lake in North America, with lakes existing at its site for approximately 2.5 million years. Clear Lake originated when a huge landslide dammed the headwaters of Cold Creek, blocking westward water flow into the Russian River. Water filled the level valley. The rising waters eventually found an outlet in Cache Creek, just south of the City of Clearlake which drains eastward to the Sacramento River.

The first inhabitants of Clearlake were the Pomo Indians, who named many of the area's features, including Mount Konocti. Beginning in 1821, enslavement and mistreatment by Spanish soldiers and missionaries, Mexican land barons, European settlers, and gold diggers, combined with a lack of natural immunity to European diseases, resulted in a massive wave of deaths. The result of this was massive amounts of land freed up for the white settlers who arrived during the gold rush.

The Clearlake post office opened in 1923, "Konocti" then called Clearlake Highlands until incorporation in 1981 when its official name became City of Clearlake.

Lower Lake is south of Cache Creek and remains unincorporated. Lower Lake was founded by E. Mitchell in 1858 as Grantville. He built the first house there. The settlement's first post office was opened in 1858. The Lower Lake Stone Jail was built in 1876 in Lower Lake, from locally quarried stone. It is reputedly the smallest jail in the United States. Of note, the Lower Lake Schoolhouse built in 1877 has recently been remodeled and is now called the Lower Lake Schoolhouse Museum.

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<sup>42</sup> US Census Data, QuickFacts, March 22, 2024.

## Community of Lower Lake

Lower Lake has a 2024 population of 1,587. Lower Lake is growing at a rate of 9% annually and its population has increased by 49.01% since the most recent census, which showed a population of 1,065 in 2020. The Lake FPD states that the population of Lower Lake is 3,178.

The average household income in Lower Lake is \$44,456 with a poverty rate of 46.49%. The median age in Lower Lake is 34.7 years, 51.1 years for males, and 30.4 years for females.<sup>43</sup>

## Community Services

Konocti Unified School District includes the towns of Clearlake, Clearlake Oaks, and Lower Lake as well as Spring Valley and a portion of Cobb Mountain. There are numerous water service providers.

### B. Lake County Fire Protection District

#### Lake County FPD Contact

Contact information for the Lake County FPD is as follows:

Lake County FPD, 14815 Olympic Drive, Clearlake CA 95422 Phone: (707) 994-2170

Fire Chief: William Sapeta Website: [www.lakecountyfire.com](http://www.lakecountyfire.com)

#### Lake County FPD Mission Statement

The Lake County Fire Protection District Mission Statement is as follows:

*The primary mission of the Lake County Fire District is to provide a range of programs designed to protect lives and property of the inhabitants therein from the adverse effects of fire, sudden medical emergencies, and or, exposure to dangerous conditions created by man or nature.*

## Disadvantaged Communities

According to the 2018-2022 American Community Survey's latest 2022 data estimates, the median household income (MHI) in the Clearlake and Lower Lake Census Designated Places (CDP's) are \$41,047 and \$35,930 respectively. With a poverty rate of 16.9%.and 29.9% respectively.

US Census Data for 2018-2022 reported that the Median Household Income (MHI) estimate for California is \$91,905 with poverty rate was 8.5%. Lake County has an overall 10.2% poverty rate.

Eighty percent of the State Median Household Income (MHI) is considered disadvantaged and sixty percent of the State MHI is considered severely disadvantaged. Since both the Clearlake and Lower Lake CDP's MHI are \$41,047 and \$35,930 respectively and the areas are well below the State MHI of \$73,524 and therefore disadvantaged and with less than \$55,143 MHI and are considered severely disadvantaged communities.

According to the Department of Water Resources Disadvantaged Mapping tool, the communities of Clearlake and Lower Lake are considered Disadvantaged Unincorporated Communities (DUC).

### **Lake County Fire Protection District Board of Directors**

The Board of Directors for the Lake County Fire Protection District is as follows:

- |                         |                   |
|-------------------------|-------------------|
| 1. Richard Moore Cremer | Term expires 2024 |
| 2. Jacqueline Snyder    | Term expires 2026 |
| 3. Mary Benson          | Term expires 2024 |
| 4. Mike Dean            | Term expires 2024 |
| 5. Craig Scovel         | Term expires 2024 |
| 6. Denise Loustalot     | Term expires 2026 |
| 7. Diane Watson         | Term expires 2026 |

The Board meetings are held on the fourth Wednesday of each month at 4:00 pm in Clearlake 10 months of the year. For 2 months out of the year, the meeting is held on the fourth Wednesday of each month at 5:30 pm in Lower Lake.

### **Lake County Fire Protection District Fire Stations**

The Lake County FPD operates the following fire stations:

1. Fire Station 70 (Headquarters Station) Fire Department Administration
2. Fire Station 71 (Airport Station)
3. Fire Station 72 (Clearlake Park Station)
4. Fire Station 73 (Pine Dell Station) Status: Unstaffed (volunteer augmented)
5. Fire Station 65 (Lower Lake Station)
6. Fire Station 66 (Jago Bay Station)

### **Lake County FPD Staff and Calls**

The Lake County FPD has 25 paid staff and 16 volunteers. The District responds to over 5,400 calls per year. The Lake County FPD volunteers have a nonprofit organization which works to obtain grants for equipment and to do various projects which benefit the District.

### **Lake County Fire Protection District Equipment**

The Lake County Fire Protection District currently deploys two 24-hour Advanced Life Support (ALS) ambulances, one ALS reserve ambulance, ALS complemented engine companies, and two sole-role ALS Quick Response Vehicles. The District also provides both ALS and BLS (Basic Life Support) ambulances for Priority-One emergency transfer from local hospitals to facilities of higher levels of care. The Lake County FPD has the following equipment:

**Lake County Fire Protection District Equipment 2023**

<b>Vehicle #</b>	<b>Apparatus Type</b>	<b>Make/Model</b>
E6521	Type II Engine	1996 International
New E6511	Type I Engine	2005 HME
E6561	Type VI Engine	2006 Ford F-550
E7012	Type I Engine	1996 Spartan
E7021	Type II Engine	2014 International
E7022	Type II Engine	2000 International
E7231	Type III Engine	1989 International
R7011	Type I Rescue	1998 Freightliner
E7011	Type I Engine	2010 HME
WT7011	Type I Tender	1996 Kenworth
WT6511	Type I Tender	2021 Freightliner
C700	Fire Chief	2021 Ford F250 4x4
P715	Fire Martial	2011 Dodge Ram 2500 4x4
BC702	Utility/Command	2011 Dodge Ram 2500 4x4
U7024	Utility/Command	2011 Dodge Ram 2500 4x4
U7021	Utility Vehicle	2007 Chevrolet Tahoe 4x4
U7022	Utility Vehicle	2001 Ford F250 4x4
H7011	H/M Trailer	2011 6x10 Load Runner
MCI Trailer	MCI/Decon trailer	Decon/MCI supplies
M7011	Ambulance	2016 Ford F450 4x4/Leader
M7012	Ambulance	2016 Ford F450 4x4/Leader
M7013	Ambulance	2011 Ford F450 4x4/Leader
UTV 70	Side by side UTV	2018 Polaris Ranger XP

**Training-Continuous Quality Improvement (CQI)**

The Training-Continuous Quality Improvement Program educates and trains personnel to the highest standards in quality patient care. All Patient Care Reports (PCRs) are reviewed for completeness, accuracy, and protocol compliance. The CQI program processes any concern or issue by patient, family member, or medical authority through its established channels.

To assure continuous quality improvement of the paramedics, the Lake County Fire Protection District has implemented an evaluation system to enhance the paramedics' knowledge and skill. The (CQI) coordinator assesses each selected PCR regarding County policies and procedures, rapid patient assessment and interventions, interpretation of cardiac rhythms, and manipulative skills such as intubation and intravenous access. The LCFPD through a grant provided by the Redbud Healthcare District received an advanced interactive training manikin for LCFPD personnel to maintain a wide variety of advanced life support skills from airway management to cardiac arrest with technology to immediately respond to treatment provided. This knowledge can be beneficial in identifying specific needs for individual employees and volunteers, which then improves the district's overall service levels.

### **Lake County FPD Water Suppliers**

The City of Clearlake provides does not provide domestic water service. Residents, businesses, and landowners rely upon domestic water services provided by other entities. Property developers are required to install water lines that connect to the applicable water system depending upon the location unless site conditions and the proposed project permit the use of a private well. Domestic water systems within the City Limits of the City of Clearlake and Lower Lake rely upon surface water supplies from Clear Lake and its tributaries. Clearlake is within the Shoreline Water Inventory Unit.

The Fire Chief of Lake County Fire Protection District has requested a copy of the ISO report that lists the hydrant fire flow data and rating for the City of Clearlake, CA.

The City of Clearlake passed an ordinance on December 5, 2024 mandating all three water providers in Clearlake have their hydrants tested and a report of flows provided to the City by July 1, 2025.

Special Note: The LCFPD established Unchartered Waters, a water company/fire department working group. LCFPD facilitates a meeting the first Thursday of each month to discuss current and future growth of the district to include the city and unincorporated areas we serve. Additionally, we discuss and prioritize potential areas of concern, which may need additional infrastructure and/or coordination of one or more the water companies to achieve. Overall goals are to maintain open lines of communications amongst the group.

Water service is provided by the following:

**Golden State Water Company,**  
14595 Olympic Drive, Clearlake, CA 95422  
(707) 994-0118

**Highlands Mutual Water Company,**  
14580 Lakeshore Dr., Clearlake, CA 95422  
(707) 994-2393

**Konocti County Water District,**  
15449 Stanyon, Clearlake, CA 95422  
(707) 994-2561

**Lower Lake County Water Works Dist. 1,**  
16254 Main Street, Lower Lake, CA 95457  
(707) 994-6009

### **Lake County FPD Budget**

The Lake County Fire Protection District Budget is shown on the following pages. The expenses appear to exceed the revenue.

**Lake County Fire Protection District Budget 2023-2024**

<b>OBJECT CODE</b>	<b>2021/2022 ACTUAL</b>	<b>2022/2023 ACTUAL</b>	<b>2023/2024 ADOPTED</b>
10.10 Property Tax – Current Secured	\$1,214,260	\$1,349,452	\$1,250,000
10.15 Prop 1A ERAF/SRAF	\$0	\$0	\$0
10.20 Property Tax – Current Unsecured	\$24,968	\$28,855	\$25,000
10.25 Property Tax – Supplemental 813 Current	\$18,744	\$23,632	\$2,000
10.30 Property Tax – Prior Secured	\$0	\$0	\$0
10.35 Property Tax – Supplemental 813 Prior	\$5,358	\$5,845	\$2,000
10.40 Property Tax – Prior Unsecured	\$1,014	\$1,693	\$1,000
21.60 Other Permits	\$58,008	\$91,215	\$50,000
31.95 Fines, Forfeits, Penalties	\$177,020	\$139,831	\$40,000
42.01 Revenue from use of money / Interest	\$8,025	\$53,664	\$25,000
42.10 Rents & Concessions	\$2,801	\$2,801	\$2,801
54.60 HOPTR	\$10,788	\$10,822	\$10,000
54.70 Disaster Revenue Loss Backfill	\$0	\$0	\$0
56.30 Other Governmental Agencies	\$414,105	\$175,527	\$145,500
66.41 Fire Services	\$0	\$16,544	\$50,000
68.60 Institutional Care and Services (ambulance)	\$2,213,114	\$2,799,758	\$1,450,000
69.29 Other Current Services – Fire Protection	\$1,690,877	\$1,787,051	\$1,650,000
79.50 Revenue Applicable Prior Year	\$0	\$0	\$0
79.60 Sale of Fixed Assets	\$20,660	\$15,000	\$5,000
79.90 Other Revenue – Miscellaneous	\$12,811	\$20,355	\$20,000
79.91 Cancelled Checks	\$0	\$0	\$0
79.92 Insurance Rebate/Refund	\$7,523	\$8,660	\$0
79.93 Insurance Proceeds	\$0	\$0	\$0
81.22 Operating Transfers In (fire mitigation)	\$100,000	\$100,000	\$43,330
<b>TOTAL REVENUE</b>	<b>\$7,443,743</b>	<b>\$6,630,706</b>	<b>\$4,771,631</b>

\*The Lake County FPD has a special tax which can increase annually according to the Consumer Price Index.

**Lake County Fire Protection District Budget 2023-2024**

<b>OBJECT CODE</b>	<b>2021/2022 ACTUAL</b>	<b>2022/2023 ACTUAL</b>	<b>2023/2024 ADOPTED</b>
01.11 Salaries & Wages – Permanent	\$1,614,179	\$1,664,357	\$1,919,265
01.12 Salaries & Wages – Extra Help	\$20,260	\$44,002	\$95,000
01.13 Salaries & Wages – O.T. Holidays	\$270,791	\$258,552	\$350,000
01.14 Salaries & Wages – Severance/Payouts	\$53,517	\$56,977	\$75,000
02.21 Retirement – FICA District Share	\$29,460	\$32,010	\$73,292
02.22 Retirement – PERS District Share	\$646,544	\$332,265	\$513,686
02.23 Retirement – PERS Dist. Pd. Emp. Share	\$76,868	\$56,246	\$25,113
02.28 Deferred Compensation	\$0	\$0	\$6,500
03.30 Health/Life Insurance	\$439,301	\$421,474	\$480,000
03.31 Unemployment Insurance District Share	\$4,496	\$4,358	\$37,394
03.32 Health Insurance Opt-Out	\$7,904	\$6,590	\$15,000
03.45 Retiree OPEB	\$71,068	\$70,133	\$82,500
04.00 Worker’s Compensation	\$225,915	\$246,624	\$260,000
11.00 Clothing & Personal Supplies	\$38,230	\$39,031	\$51,000
12.00 Communications	\$207,554	\$233,774	\$316,500
14.00 Household Expenses	\$8,268	\$6,998	\$10,500
15.10 Insurance-Other	\$0	\$0	\$4,200
15.12 Insurance Public Liability	\$25,410	\$51,822	\$77,200
15.13 Insurance – Fire/Allied	\$37,865	\$30,082	\$54,000
17.00 Maintenance / Equipment	\$92,047	\$102,982	\$188,000
18.00 Maintenance & Building –Improvements	\$33,140	\$72,226	\$140,000
20.00 Memberships	\$3,545	\$4,856	\$13,000
22.70 Office Supplies	\$4,259	\$4,480	\$10,000
22.71 Postage	\$626	\$604	\$1,500
22.72 Books & Periodicals	\$191	\$1,943	\$2,700
23.80 Professional & Special Services	\$268,966	\$340,629	\$331,300
24.00 Publication & Legal Notices	\$206	\$374	\$2,000
25.00 Rents & Leases – Equipment	\$5,224	\$4,893	\$5,400
27.00 Small Tools & instruments	\$1,117	\$9,386	\$10,200
28.30 Special Department Supplies & Service	\$24,347	\$9,033	\$84,900
28.48 Ambulance Expenses	\$376,790	\$545,990	\$116,000
29.50 Transportation & Travel	\$63,693	\$88,480	\$104,000
30.00 Utilities	\$54,196	\$67,538	\$82,500
38.00 Inventory Items	\$27,306	\$20,380	\$77,000
42.10 Principle & Interest Notes & Loans	\$43,329	\$459,371	\$384,530
48.00 Taxes & Assessments	\$7,786	\$6,035	\$6,500
61.60 Building & Improvements Current	\$594,696	\$304,122	\$0
62.74 Equipment – Other	\$518,551	\$278,100	\$263,500
<b>TOTAL EXPENDITURE</b>	<b>\$5,897,645</b>	<b>\$5,876,714</b>	<b>\$6,269,180</b>

**Lake FPD Audit**

A Budget is a plan for spending, an Audit shows actual funds available or spent. The Table below shows the Statement of Net Position from the June 30, 2023 Audit. The full audit is available at the District website.

<b>Lake County Fire Protection District Modified Cash Basis Statement of Net Position June 30, 2023<sup>44</sup></b>	
	Total Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$6,766,693
Capital assets:	
Non-depreciable	170,357
Depreciable, net	3,368,789
Total capital assets	3,539,146
<b>Total Assets</b>	<b>10,305,839</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred pension adjustments	5,752,692
Deferred OPEB (other post-employment benefits) adjustments	170,805
<b>Total Deferred Outflows of Resources</b>	<b>5,923,497</b>
<b>LIABILITIES</b>	
Long-term liabilities	
Due within one year	524,448
Due in more than one year	3,778,381
Net pension liability	4,453,179
Net OPEB (other post-employment benefits) liability	406,987
<b>Total Liabilities</b>	<b>9,162,995</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred pension adjustments	310,754
Deferred OPEB (other post-employment benefits) adjustments	821,680
<b>Total Deferred Inflows of Resources</b>	<b>1,132,434</b>
<b>NET POSITION</b>	
Net investment in capital assets	3,270,975
Restricted for capital projects	294,467
Unrestricted	2,368,465
<b>Total Net Position</b>	<b>\$5,933,907</b>

The District complies with State Law to have an outside audit. The Net Position increased from the previous year Net Position of \$4,858,050. <sup>45</sup> There were no findings contained in the audit.

<sup>44</sup> Lake County Fire Protection District, Audit as of June 30, 2023, Prepared by Smith & Newell CPAs, Yuba City, CA, December 12, 2023, Page 4.

<sup>45</sup> Lake County Fire Protection District, Audit as of June 30, 2023, Prepared by Smith & Newell CPAs, Yuba City, CA, December 12, 2023, Page 5.

## **Mutual Aid Issues**

The Lake Fire Protection District provides the following discussion of Mutual Aid and related issues. Most of the fire protection and EMS providers primarily serve their own jurisdictions. Given the critical need for rapid response, however, there are extensive mutual aid efforts that cross jurisdictional boundaries. Mutual aid refers to reciprocal service provided under a mutual aid agreement, a pre-arranged plan and contract between agencies for reciprocal assistance upon request by the first-response agency. In addition, the jurisdictions rely on automatic aid primarily for coverage of areas with street access limitations and freeways. With the new ECC (Emergency Command Center) dispatch center and the LCFCA response matrix all calls incorporate Auto-Aid.

Automatic aid refers to reciprocal service provided under an automatic aid agreement, a prearranged plan or contract between agencies for an automatic response for service with no need for a request to be made.

## **Fire and EMS Dispatch Issues**

Dispatch for fire and medical calls is increasingly becoming regionalized and specialized. This increased regionalization and specialization is motivated by the following factors:

- 1) Constituents increasingly expect emergency medical dispatching (EMD), which involves over-the-phone medical procedure instructions to the 911 caller and requires specialized staff. Now provided in the ECC.
- 2) Paramedics increasingly rely on EMD, which also involves preparing the paramedic en-route for the type of medical emergency and procedures.
- 3) Dispatch technology and protocols have become increasingly complex.
- 4) Modern technology has enabled better measurement and regulatory oversight of fire department (FD) response times, and increased pressure for FDs to meet response time guidelines.
- 5) FDs need standard communication protocols due to their reliance on auto and mutual aid.
- 6) Dispatching of calls from cell phones is particularly inefficient due to multiple transfers, length of time the caller spends on hold and lack of location information. Response times are further delayed when callers that are unfamiliar with the area are unable to describe rural locations to the dispatch personnel.
- 7) All new cell phones are now equipped with GPS; however, it will take a few years for all old phones to be replaced by phones with GPS capability and/or construction of specialized cell phone towers.

- 8) NFPA recommends a 60-second standard for dispatch time, the time between the placement of the 911 call and the notification of the emergency responders. The Center for Public Safety Excellence recommends a 50-second benchmark for dispatch time. The ECC is NFPA 1225 AND 1221 compliant.
- 9) There are clear economies of scale in providing modern fire and medical dispatch services.
- 10) Proposition 172 Lake FPD does not receive any Prop-172 funds
- 11) Development Impact Fees: Currently conducting a county-wide NEXUS study

### **Insurance Service Organization (ISO) Review<sup>46</sup>**

The Insurance Service Organization provided a review of the Lake Fire Protection District as follows:

*ISO concluded its review of the fire suppression features being provided for Lake CO FPSA. The resulting community classification is **Class 04/4Y**.*

*If the classification is a single class, the classification applies to properties with a Needed Fire Flow of 3,500 gpm or less in the community. If the classification is a split class (e.g., 6/XX):*

- *The first class (e.g., “6” in a 6/XX) applies to properties within 5 road miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply.*
- *The second class (XX or XY) applies to properties beyond 1,000 feet of a fire hydrant but within 5 road miles of a recognized fire station.*
- *Alternative Water Supply: The first class (e.g., “6” in a 6/10) applies to properties within 5 road miles of a recognized fire station with no hydrant distance requirement.*
- *Class 10 applies to properties over 5 road miles of a recognized fire station.*
- *Class 10W applies to properties within 5 to 7 road miles of a recognized fire station with a recognized water supply within 1,000 feet.*
- *Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual classification.*

The following table compares the credit available to the credit earned for the Lake FPD.

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<sup>46</sup> Public Protection Classification Summary Report, Lake CO FPSA, Prepared by Insurance Services Office, 1000 Bishops Gate Blvd. Ste. 300, PO Box 5404, Mt. Laurel, New Jersey 08054-5404. 1-800-444-4544, January 2024, page 7.

<b>Insurance Service Organization (ISO) Review Lake Fire Protection District<sup>47</sup></b>		
<b>Fire Suppression Rating Schedule Feature</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunications	3.71	4
432. Credit for Dispatch Circuits	2.91	3
<b>440. Credit for Emergency Communications</b>	<b>9.62</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	1.53	6
523. Credit for Reserve Pumpers	0.12	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	0.46	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.50
561. Credit for Deployment Analysis	2.12	10
571. Credit for Company Personnel	12.21	15
581. Credit for Training	5.61	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>27.05</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	18.15	30
621. Credit for Hydrants	2.84	3
631. Credit for Inspection and Flow Testing	4.98	7
<b>640. Credit for Water Supply</b>	<b>25.97</b>	<b>40</b>
<b>Divergence</b>	<b>-2.17</b>	<b>-</b>
<b>1050. Community Risk Reduction</b>	<b>5.25</b>	<b>5.50</b>
<b>Total Credit</b>	<b>65.72</b>	<b>105.50</b>

The ISO report for the Lake Fire Protection District should be posted on the District website to allow interested parties to understand the requirements and the rating more completely.

<sup>47</sup> Public Protection Classification Summary Report, Lake CO FPSA, Prepared by Insurance Services Office, 1000 Bishops Gate Blvd. Ste. 300, PO Box 5404, Mt. Laurel, New Jersey 08054-5404. 1-800-444-4544, January 2024, page 7.

**C. Lake County Fire Protection District MSR**

**1. Growth and Population Projections for the Lake County Fire Protection District Area<sup>48</sup>**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

**Area Population Projections**

Area population projections for the Lake County Fire Protection District are estimated at over 20,000 by the Lake County FPD. Population projections for unincorporated areas are not prepared by the US Census Bureau so the District estimates are based on knowledge of the local area.

**MSR Determinations on Growth and Population Projections for the Lake County Fire Protection District Area**

MSR C1) The Lake County FPD estimates that the population of the District is increasing and will be expected to increase at a slow pace in the future.

**2. Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Lake County Fire Protection District<sup>49</sup>**

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.*

**Determination of Lake County FPD Area Disadvantaged Unincorporated Community Status**

The City of Clearlake Median Household Income in 2022 was \$41,047 compared to a Median Household Income for California of \$91,905.<sup>50</sup> Eighty percent of the State Median Household Income is \$73,524. Since the Median Household Income for the City of Clearlake is lower than 80% of the State Median Household Income the City population is considered disadvantaged.

**MSR Determinations on Disadvantaged Unincorporated Communities near Lake Fire Protection District.**

MSR C2) The City of Clearlake is a Disadvantaged Community, the remainder of the District is a Disadvantaged unincorporated Community.

**3. Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.<sup>51</sup>*

**Lake County FPD Infrastructure**

<sup>48</sup> California Government Code Section 56430 (a) (1)

<sup>49</sup> California Government Code Section 56430 (a) (2)

<sup>50</sup> US Census Data, QuickFacts, March 22, 2024.

<sup>51</sup> California Government Code Section 56430 (a) (3)

The equipment for the Lake County Fire Protection District is described above in this report.

### **MSR Determinations on Infrastructure for Lake County Fire Protection District**

MSR C3) The Lake County FPD has adequate fire stations, and firefighting equipment.

#### **4. Financial Ability to Provide Services<sup>52</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

#### **Financial Considerations for Lake County Fire Protection District**

The Lake County Fire Protection District complies with State and County financial requirements and has adequate funds to maintain services as shown in the Budget and Audit. The main expense for a Fire Protection District is personnel and these expenses could increase in the future.

### **MSR Determinations on Financing for Lake County Fire Protection District**

MSR C4) The Lake County Fire Protection District should continue to follow State and County requirements for financial disclosure and practice.

#### **5. Opportunities for Shared Facilities<sup>53</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

#### **Lake County Fire Protection District Facilities**

The Lake County Fire Protection District maintains six fire stations and equipment for both fighting fires and for answering medical emergency calls.

### **MSR Determinations on Shared Facilities for Lake County Fire Protection District**

MSR C5) The Lake County Fire Protection District will share personnel and equipment with other Fire Protection Districts if needed.

#### **6. Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>54</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

#### **Government Structure Lake County Fire Protection District**

The Lake County Fire Protection District has a seven-member Board of Directors. These directors are lay people and are not compensated for their service, but are essential to the operation of the District. The paid personnel maintain services available at all times.

### **MSR Determinations on Government Structure for Lake County Fire Protection District**

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<sup>52</sup> California Government Code Section 56430 (a) (4)

<sup>53</sup> California Government Code Section 56430 (a) (5)

<sup>54</sup> California Government Code Section 56430 (a) (6)

- MSR C6) The Lake County Fire Protection District has a Board of Directors with regular meetings open to the public.
- MSR C7) The Lake County Fire Protection District maintains a website as required by the State Law. The ISO report should be included on the District website.
- MSR C8) The Lake County Fire Protection District works with other fire protection districts in the area and also with other organizations such as water providers to maintain communication and services needed for firefighting and the provision of emergency services.

**D. Sphere of Influence for Lake County Fire Protection District**

**Recommendation for Lake County Fire Protection District Sphere of Influence**

It is recommended that the Lake County Fire Protection District Sphere of Influence be the same as the District boundary.

**1. Present and Planned Land Uses in the Lake County Fire Protection District Area, Including Agricultural and Open Space Lands**

**General Plan and Zoning for the Lake County Fire Protection District**

The General Plan and Zoning for the City of Clearlake are determined by the City. The General Plan and Zoning for the remainder of the District are determined by the County of Lake. The Lake County General Plan and the Housing Element of the Lake County General Plan show that there will be future development in the area.

**SOI Determinations on Present and Planned Land Use for Lake County Fire Protection District**

- SOI C1) The Sphere of Influence for the Lake County Fire Protection District should be the same as the District Boundary.

**2. Present and Probable Need for Public Facilities and Services in the Lake County Fire Protection District Area<sup>55</sup>**

**Municipal Service Background**

The Fire Protection Districts in Lake County were reorganized to provide for larger districts with multiple fire stations, economies of scale, and better service. The need for the fire districts will continue. The Lake County FPD serves an aging population and has many medical calls.

**SOI Determinations on Facilities and Services and Probable Need for Lake County Fire Protection District**

- SOI C2] The need for the Lake County Fire Protection District will continue and the District will provide primarily medical service calls but will still need to be prepared to fight fires.

**3. Present Capacity of Public Facilities and Adequacy of Public Services<sup>56</sup>**

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<sup>55</sup> California Government Code Section 56425 (e) (2)

<sup>56</sup> California Government Code Section 56425 (e) (3)

### **Lake County Fire Protection District Capacity Background**

The Lake County Fire Protection District has adequate capacity to provide for fire protection and medical emergencies for the District. The District maintains fire stations throughout the District and has sufficient staff to meet the needs of the population within the District.

### **SOI Determinations on Public Facilities Present and Future Capacity for Lake County Fire Protection District**

- SOI C3        The Lake County Fire Protection District has adequate personnel and equipment to meet the needs of the District for fire protection and medical emergencies.
- SOI C4        The Lake County Fire Protection District is working with water providers in the area to maintain and improve water supplies available for fire protection.

## **4. Social or Economic Communities of Interest for Lake County Fire Protection District<sup>57</sup>**

### **Lake County Fire Protection District Community**

The Lake County Fire District includes the City of Clearlake and the community of Lower Lake and various other small communities. It is a challenge to make the entire population feel as part of one District. The maintenance of the website and the outreach from each fire station will help to keep the identity of the Fire Protection District in front of the community.

### **SOI Determinations on Social or Economic Communities of Interest for Lake County Fire Protection District**

- SOI C5        The Lake County FPD (serving Clearlake and Lower Lake) was formed by combining smaller districts and it is an on-going challenge to unite the population to think of one Fire Protection District.

## **5. Disadvantaged Unincorporated Community Status for Lake County Fire Protection District<sup>58</sup>**

### **Disadvantaged Unincorporated Communities**

A disadvantaged community has a Median Household Income less than 80% of the State of California Median Household Income. US Census Data reported that the Median Household Income for California was \$91,905, eighty percent of the State Median Household Income is \$73,524. The Median Household Income for areas within the Lake County Fire Protection District is far less.

### **Disadvantaged Unincorporated Community Status**

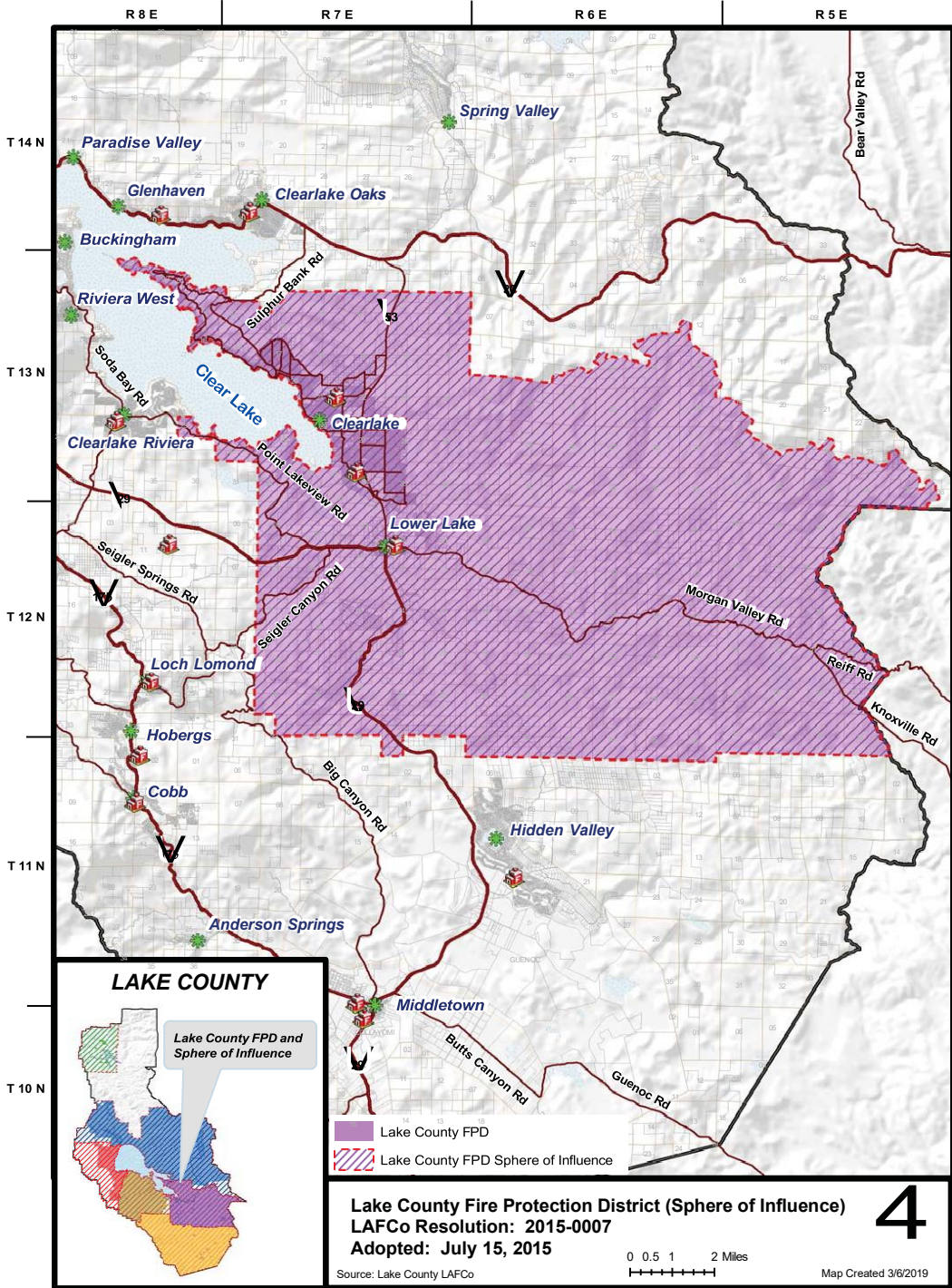
- SOI C6        The unincorporated community of Lower Lake is clearly a Disadvantaged Unincorporated Community with a Median Household Income of \$44,456.

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<sup>57</sup> California Government Code Section 56425 (e) (4)

<sup>58</sup> California Government Code Section 56425 (e) (5)

# LAKE COUNTY FIRE PROTECTION DISTRICT



## 5 LAKEPORT FIRE PROTECTION DISTRICT

### Lakeport County Fire Protection District Area

#### Lakeport Area History

Lakeport was first settled by American Indians several thousand years ago. At the coming of the settlers, the Kabe-napos, a subtribe of the Pomo people, lived here within their main village. The village name was Kaci-Badon, after the water lily plant *Kaci*, and *badon*, which was the native name for 'island'.

The Lakeport County FPD includes the City of Lakeport and the surrounding area. Lakeport is an incorporated city and the county seat of Lake County. Lakeport is on the western shore of Clear Lake at an elevation of 1,355 feet.

Former names include Forbestown, Rocky Point, Stony Point, Tuckertown, and Kaci-Badon.

It was William Forbes and James Parrish, who created the first shop in the main Lakeport area. Parrish was a blacksmith and Forbes was a wagon maker. Forbes was also a pioneer undertaker. It was this investment as well as the land grant Forbes bestowed upon the county, which earned Lakeport its first name: Forbestown.

On June 14, 1861, Forbestown was officially renamed to Lakeport. The first post office, called Big Valley, opened at the site in 1858, and changed its name to Lakeport in 1861. The first Lakeport courthouse was built of wood in 1861. The building burnt under suspicious circumstances in 1867.

In 1864, the Cache Creek Dam was built. Four years later, the locals tore down the dam and destroyed the mills it helped operate, after waters diverted by the dam flooded most of Lower Lake and Anderson Ranch.

In 1888, Lakeport was incorporated. For nearly a century, it was the only incorporated city in Lake County. In 1892, Lakeport got its first telephone.

#### Lakeport Community

Lakeport is located along State Highway 29 on the western shore of Clear Lake. The Lakeport area is described as follows:

*The City's permanent trade area population is approximately 35,000. Per capita sales figures are among the highest in the region and are typically higher than the State's average. With an area population just over 11,000<sup>59</sup>, Lakeport maintains a small town character and low crime rate. The City of Lakeport provides an opportunity for growth and a number of benefits for business and industry, including a pro-business community, affordable housing, and a variety of buildable sites within the 3.2<sup>60</sup> square mile City limits.*

Local festivals include the following:

- Lake County Fair
- Lake County Rodeo
- Memorial Day Parade
- Taste of Lakeport
- Dickens Festival
- Clear Lake Splash In

<sup>59</sup> <https://www.unitedstateszipcodes.org/95453/>

<sup>60</sup> [https://www.cityoflakeport.com/city\\_profile.php](https://www.cityoflakeport.com/city_profile.php)

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- 4<sup>th</sup> of July Festival and Fireworks
- Heroes of Safety fair
- National Night Out

## **Lakeport Population Data**

The City of Lakeport had a July 1, 2022 population of 5026, close to the 2020 Census population of 5,029.<sup>61</sup> The Median Household Income was \$61,100. The California Median Household Income was \$91,905. Eighty percent of the State Median Household Income is \$73,524. Since the Median Household Income for the City of Lakeport is lower than 80% of the State Median Household Income the City population is considered disadvantaged.

The CSA 21 for North Lakeport has 1285 active connections.<sup>62</sup> Separate data is not available for the unincorporated area of the Lakeport Fire Protection District so it will be assumed that the data is similar to that for the City of Lakeport.

## **Lakeport Schools**

The Lakeport Unified School District includes the following schools:

- Lakeport High School
- Lakeport Alternative Education Center
- Lakeport Elementary School
- Terrace Middle School

## **Lakeport County Fire Protection District**

### **Lakeport FPD History**

Lakeport Fire District is an independent all risk fire district, located in the county seat of Lake County, on the western shore of Clear Lake. The Lakeport Fire Department was formed in 1894 to provide fire protection to the City of Lakeport. In 1956 the Lakeport County Fire Protection District was formed to provide fire protection to the unincorporated areas of Lakeport. The Lakeport County Fire Protection District merged with the Lakeport Fire Department in 1998 to provide unified fire protection for the area.

### **Lakeport FPD Contact Information**

Contact Information for the Lakeport Fire District is as follows:

Mailing Address: 445 North Main Street, Lakeport CA. 95453  
Phone and E-mail: 707-263-4396, [lakeportfire@lakeportfire.com](mailto:lakeportfire@lakeportfire.com)  
Fire Chief: Patrick Reitz

### **Lakeport FPD Mission**

The Mission of the Lakeport Fire Protection District is to be a leader in Emergency Services delivery by:<sup>63</sup>

- Meeting the needs of our community by providing: Fire Prevention and Educational Outreach and All Hazards Response including Fire Suppression, Advanced Life Support

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<sup>61</sup> US Census Quickfacts, March 29, 2024.

<sup>62</sup> County of Lake, Special Districts, April 8, 2024, [scott.hornung@lakecountycalifornia.gov](mailto:scott.hornung@lakecountycalifornia.gov)

<sup>63</sup> [Mission Statement | Lakeport Fire District](#), March 29, 2024.

Emergency Medical Services, Emergency & Non-Emergency Ambulance Transports, Hazardous Materials Response, and Technical Rescue.

- Utilizing the dedication, skills, and talents of our members and continuously assisting them with improvement.
- Constantly seeking ways to improve our services and increase our efficiencies.

In Carrying out this Mission, the District will:

- Give top priority to the safety of our members.
- Encourage and support the continuous professional and personal development of our members.
- Work efficiently as a team to maximize the utilizations of our skills, knowledge and abilities.
- Communicate openly and honestly with the community and our members.

### **Disadvantaged Communities**

According to the 2018-2022 American Community Survey's latest 2022 data estimates, the median household income (MHI) in the Lakeport and North Lakeport Census Designated Places (CDP's) are \$61,100 and \$59,239 respectively. With a poverty rate of 7.7%.and 12.4% respectively.

US Census Data for 2018-2022 reported that the Median Household Income (MHI) estimate for California is \$91,905 with poverty rate was 8.5%. Lake County has an overall 10.2% poverty rate.

Eighty percent of the State Median Household Income (MHI) is considered disadvantaged and sixty percent of the State MHI is considered severely disadvantaged. Since both the Lakeport and North Lakeport CDP's MHI are \$61,100 and \$59,239 respectively and the areas are well below the State MHI of \$73,524 and therefore considered disadvantaged. These CDP's do not meet the criteria to be considered severely disadvantaged having more less than a \$55,143 MHI.

According to the Department of Water Resources Disadvantaged Mapping tool, the communities of Lakeport and North Lakeport are considered Disadvantaged Unincorporated Communities (DUC).

### **Personnel**

In 2023, Lakeport Fire responded to almost 2,700 calls, including structure and Wildland Fires, vehicle accidents, and medical aid. The Main Station (Station 50) is staffed with two (2) Firefighter/Medics and two (2) Firefighter/EMTs on duty at all times. The District is primarily a paid department, but does have volunteers who can be called upon to respond to a fire if necessary.

- Paid staff includes one (1) Fire Chief, three (3) Captain/Medics, three (3) Firefighter/Medics, six (6) Firefighter/EMTs and two (2) administrative support staff

- There are currently eighteen (18) volunteer firefighters who could be called upon to respond to a fire if needed

Training drills are held every Tuesday from 6 to 9 pm.

Station 52, located in North Lakeport is not currently staffed.

### **Lakeport Volunteer Firefighter's Association**

The Lakeport Volunteer Firefighter's Association is a nonprofit organization that is made up of both professional and volunteer firefighters from the Lakeport Fire District. The association currently has 28 members. The association officers are as follows:

Jeff Mertle – President	Solano Dominguez – Vice President
Dan Kane - Treasurer	Travis Thorne - Secretary

The Lakeport Volunteer Firefighters Association raises funds by holding various fundraisers throughout the year.

### **Lakeport FPD Board of Directors**

The Lakeport Fire Protection District Board of Directors consists of five appointed individuals, of which two are appointed by the City of Lakeport and three are appointed by the Lake County Board of Supervisors. Each Director serves a four year term.<sup>64</sup>

Brown, David (County)	Director	(707) 263-4396
Gabe, Bill (County)	Board Chair	(707) 263-4396
Bedford, Melissa (County)	Director	(707) 263-4396
Britton, Andrew (City)	Director	(707) 263-4396
Warrenburg, Jeffery (City)	Director/Vice-Chair	(707) 263-4396

The Board of Directors meets at 5:30 pm on the second Tuesday of each month at the Main Station, 445 North Main Street, Lakeport, CA 95453. The agendas are posted at the Fire Station and on the District's website – [www.lakeportfire.com](http://www.lakeportfire.com)

### **Lakeport FPD Equipment<sup>65</sup>**

The Lakeport Fire District has the following equipment:

E5011 – 2021 Pierce Enforcer	T5011– 1999 Seagrave Quint
E5012 – 2003 Pierce Dash	E5031– 2011 International Crimson Spartan
E5021 – 1998 International Opperman	M5011 – 2014 Dodge Braun
M5012 – 2015 Dodge Braun	E5211 – 2001 Central States Spartan
WT5011 – 1984 Kenworth Opperman	U5011 – 2008 Dodge Ram
C500 – 2015 Ford F250	U5012 – 2022 Toyota Tacoma
Ski5011 – 2015 Yamaha Waverunner	Ski5012 – 2015 Yamaha Waverunner
UTV5011 – 2021 CAMS Defender	

<sup>64</sup> [Board of Directors | Lakeport Fire District](#), March 29, 2024

<sup>65</sup> Lakeport County Fire Protection District, March 27, 2004.

### Lakeport Fire District Calls and Response Time

The Lakeport Fire District calls for 2023 are shown below:

Calls Received in 2023		
Type	Number	Percent
Fire related incident	63	2.3%
EMS call, excluding vehicle accident with injury	1,729	64.5%
Motor vehicle accident	119	4.4%
Hazardous Condition/Service call	125	4.7%
Public Service	202	7.1%
Dispatched & cancelled en route	376	14.0%
Unintentional Alarm/False Alarm	68	2.5%
<b>TOTAL CALLS</b>	<b>2,682</b>	

As is common with most fire protection districts, the medical calls (64.5%) outnumber all other calls combined.

### Lakeport County FPD Water Supply

The Lakeport Fire District has hydrants in the following areas:

Finley	City of Lakeport	North Lakeport (in County)
Konocti Vista Casino	Mission Rancheria	Robin Hill

### Lakeport FPD Budget

The Audit is not available on the website. The Budget for the Lakeport County FPD is shown below:

Lakeport County Fire Protection District Budget 2023-24 REVENUE				
		2021-22 Actual	2022-23 Actual	2023-24 Adopted
<b>PROPERTY TAXES</b>				
10-10	Current Secured	906,235	994,483	1,072,745
10-20	Current Unsecured	20,952	23,331	24,205
10-25	Supplemental 813-Current	11,585	15,770	20,000
10-35	Supplemental 813-Prior	4,075	4,557	5,000
10-40	Prior Unsecured	747	838	1,500
<b>PERMITS</b>				
21-60	Other	12,554	25,228	25,000
<b>RENTS AND CONCESSIONS</b>				
42-10	Rents and Concessions	4,624	5,087	6,000
<b>REVENUE FROM USE OF MONEY</b>				
42-01	Interest	2,773	19,161	11,000
<b>STATE AID</b>				
54-60	HOPTR	4,538	4,360	9,000
54-90	Other	0	0	25,000

<b>PUBLIC PROTECTION</b>				
68-60	Institutional Care and Services	649,988	918,799	1,074,000
<b>OTHER CURRENT SERVICES</b>				
69-29	Fire Protection*	1,188,021	1,258,277	1,328,700
<b>OTHER</b>				
79-90	Miscellaneous	47,225	126,801	56,200
79-91	Cancelled Checks	12,817	561	0
<b>OPERATING TRANSFERS</b>				
81-22	In	480	0	
<b>RESIDUAL EQUITY TRANSFERS</b>				
81-31	Residual Equity Transfer	56,405	(104,448)	1,246,950
<b>TOTAL REVENUE</b>		<b>2,923,018</b>	<b>3,292,803</b>	<b>4,905,300</b>

<b>Lakeport County Fire Protection District Budget 2013-14 EXPENSES</b>				
		<b>2021-22 Actual</b>	<b>2022-23 Actual</b>	<b>2023-24 Adopted</b>
<b>SALARIES AND EMPLOYEE BENEFITS</b>				
01-11	Permanent	931,508	1,007,274	1,128,000
01-12	Extra Help	35,361	90,434	90,000
01-13	OT, Holiday, Standby	163,574	153,713	226,825
02-21	FICA	18,735	16,103	18,000
02-22	PERS	383,726	398,563	436,100
03-30	Health/Life Insurance	433,706	447,963	464,500
03-31	Unemployment	0	0	0
03-39	State Disability	0	0	0
04-00	Worker's Compensation	79,444	65,485	85,250
<b>SERVICES AND SUPPLIES</b>				
11-00	Clothing & Personal Supplies	24,655	61,320	18,000
12-00	Communications	83,289	111,744	131,500
14-00	Household Expense	4,948	7,185	8,000
15-10	Other	91,103	88,735	118,100
17-00	Maintenance-Equipment	121,645	85,323	124,000
18-00	Maintenance Buildings & Improvements	19,787	85,599	10,000
19-00	Medical Expense	54,117	45,869	49,000
20-00	Memberships	12,012	8,894	17,759
22-70	Supplies	6,956	10,261	10,000
22-71	Postage	315	879	1,000
22-72	Books & Periodicals	1,229	1,442	2,500
23-80	Professional/Specialized Services	62,056	66,728	190,500
24-00	Publication and Legal Notices	293	67	500
25-00	Rents & Leases-Equipment	21,773	30,838	21,000
26-00	Rents & Leases-Buildings/Improvements	0	0	10
27-00	Small Tools and Instruments	7,960	5,131	3,000
28-30	Supplies and Services	12,061	44,340	72,500
28-48	Ambulance Expense	112,540	204,782	117,366
28-95	Prior Year Audit Repayment	23,268	0	0
29-50	Transportation & Travel	1,823	718	34,500
30-00	Utilities	69,818	76,027	84,000
42-10	Notes/Loans Payable	97,147	60,713	61,000
<b>OTHER CHARGES</b>				
48-00	Taxes and Assessments	0	232	690
<b>CAPITAL ASSETS</b>				

60-05	Land Acquisitions	0	0	70,000
61-60	Building Improvements	0	0	614,500
62-71	Office	0	2,560	0
62-72	Autos & Light Trucks	0	0	473,700
62-74	Other	48,170	80,082	223,500
<b>TOTAL EXPENDITURES/APPROPRIATIONS</b>		<b>2,923,018</b>	<b>3,292,803</b>	<b>4,905,300</b>
<b>Net Cost</b>		0	0	0

### Insurance Service Organization (ISO) Review for Lakeport County FPD<sup>67</sup>

The ISO Rating for the Lakeport Fire District was prepared in 2020 with the following classifications: CLASS 4/4Y<sup>68</sup> The average response time for all responses within district boundaries is six (6) minutes. Travel time to specific incidents is dependent upon distance from station location. Time is also dependent on the season, traffic, weather and remoteness. Difficulties during winter months include road conditions, road surface, traffic, weather (rain or snow) and areas in remote locations. The Final Community Classification for the Lakeport County FPD is 04/4Y and was determined as follows:

<b>Summary of Public Protection Classification (PPC) Review for Lakeport and Lakeport FD</b>		
<b>Fire Suppression Rating Schedule (FSRS) Item</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	3.71	4
432. Credit for Dispatch Circuits	2.91	3
<b>440. Credit for Emergency Communications</b>	<b>9.62</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	5.15	6
523. Credit for Reserve Pumpers	0.48	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	3.97	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.5
561. Credit for Deployment Analysis	3.49	10
571. Credit for Company Personnel	5.03	15
581. Credit for Training	4.24	9
730. Credit for Operational Considerations*	2.00	2
<b>590. Credit for Fire Department</b>	<b>27.36</b>	<b>50</b>

<sup>67</sup> ISO, 1000 Bishops Gate Blvd. Suite 300, Mt. Laurel NJ 08054-5404, letter to Lakeport and Lakeport FD, 445 N. Main St. Lakeport CA 95453, April 27, 2020.

<sup>68</sup> Lakeport County Fire Protection District, March 27, 2004.

<b>Water Supply**</b>		
616. Credit for Supply System	24.00	30
621. Credit for Hydrants (622)	2.76	3
631. Credit for Inspection and Flow Testing	2.01	7
<b>640. Credit for Water Supply</b>	<b>28.77</b>	<b>40</b>
<b>Divergence***</b>	<b>-3.44</b>	<b>-</b>
<b>1050. Community Risk Reduction</b>	<b>3.76</b>	<b>5.50</b>
<b>Total Credit</b>	<b>66.07</b>	<b>105.5</b>

\*The Department should have established SOPs for fire department general emergency operations. The department should use an established incident management system (IMS).

\*\*The ISO evaluated the capability of the water distribution system to meet the needed Fire Flows at selected locations up to 3,500 gpm; size, type and installation of fire hydrants, inspection and flow testing of fire hydrants.

\*\*\*The Divergence factor mathematically reduces the score based on the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

## **Lakeport County Fire Protection District MSR**

### **1. Growth and Population Projections for the Area<sup>69</sup>**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

#### **a. Lakeport Area Population Projections**

The city of Lakeport and the surrounding are not expected to grow substantially in the future due to declining population in the State of California and in Lake County.

#### **b. MSR Determinations on Growth and Population Projections for the Lakeport Area**

MSR D1) It is estimated that the Lakeport County FPD has a population of approximately 11,000 people. Population growth will be slow in the immediate future due to high cost of financing. Long-term population growth will also be slow due to the remote location of Lakeport.

MSR D2) Whether the area around Lakeport grows within the City or within the County, the Lakeport FPD will be responsible for the fire protection and emergency services.

### **2. Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Lakeport County FPD <sup>70</sup>**

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.*

#### **a. Determination of Lakeport County FPD Area Disadvantaged Unincorporated Community Status**

The City of Lakeport has a Median Household Income of \$61,100, below 80% of the State of California Median Household Income and thus does qualify for “Disadvantaged” status. It is assumed that incomes in the surrounding area are similar to those within the incorporated City.

#### **b. MSR Determinations on Disadvantaged Unincorporated Communities near Lakeport County FPD**

MSR D3) The Median Household Income within the City of Lakeport is \$61,100. It is assumed that incomes in the surrounding area are similar and thus the area may qualify as “Disadvantaged” albeit the DWR mapping tool does not identify the rea in North Lakeport as disadvantaged..

MSR D4) Although the City of Lakeport Median Household Income is below the DUC standard of 80% of the State Median Household Income, the City of Lakeport is incorporated and thus is not a Disadvantaged Unincorporated Community.

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<sup>69</sup> California Government Code Section 56430 (a) (1)

<sup>70</sup> California Government Code Section 56430 (a) (2)

### **3 Lakeport County FPD Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*<sup>71</sup>

#### **a. Infrastructure**

The Fire Stations, equipment and personnel are described above in this report and are adequate for the Lakeport County Fire Protection District.

#### **b. MSR Determinations on Infrastructure for Lakeport County FPD**

MSR D5        The Lakeport FPD has adequate equipment and capacity at the present time (2024).

MSR D6        The Lakeport FPD paid staff includes 1 Chief, 3 Captains, 9 Firefighters, and 2 Admin Support staff.

### **4 Financial Ability to Provide Services<sup>72</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

#### **a. Financial Considerations for Lakeport County FPD**

In 2018, the City of Lakeport voted to implement a fire-tax (Prop M).

#### **b. MSR Determinations on Financing for Lakeport County FPD**

MSR D7                In 2018, the City of Lakeport voted to implement a fire-tax (Prop M).

### **5. Lakeport County FPD Opportunities for Shared Facilities<sup>73</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

#### **a. Lakeport County FPD Facilities**

The Lakeport FPD supports the direction of the Lake County Fire Chiefs Association (LCFCA) for the fire districts to provide Emergency 9-1-1 ambulance response and transport. Additionally, the LCFCA collectively agrees to support the inter-facility ambulance transport program when resources allow, specifically for patients meeting the Priority One critical transport requirements without other means of transport available.

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<sup>71</sup> California Government Code Section 56430 (a) (3)

<sup>72</sup> California Government Code Section 56430 (a) (4)

<sup>73</sup> California Government Code Section 56430 (a) (5)

**b. MSR Determinations on Shared Facilities for Lakeport County FPD**

MSR D8 The Lakeport FPD supports the direction of the Lake County Fire Chiefs Association (LCFCA) for the fire districts to provide Emergency 9-1-1 ambulance response and transport. Additionally, the LCFCA collectively agrees to support the inter-facility ambulance transport program when resources allow, specifically for patients meeting the Priority One critical transport requirements without other means of transport available (2024).

MSR D9 The Lakeport Fire Protection District has hydrants in the following areas:

Finley	City of Lakeport
Konocti Vista Casino	Mission Rancheria
North Lakeport (in the County)	Robin Hill

MSR D10 The Lakeport Fire Protection District maintains all funds with the County of Lake.

**6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>74</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

**a. Government Structure**

The Lakeport County Fire Protection District has a five-member Board of Directors, including members from both the City of Lakeport and the unincorporated area. The Fire Protection District works with the City, the County, and special districts. The District is able to work with both paid and volunteer staff. The District maintains a website are required by the State Law.

**b. MSR Determinations on Government Structure for Lakeport County FPD**

MSR D11 The Lakeport County FPD has a five-member board of directors, with regular meetings and a District website. The audit should be included on the website.

MSR D12 The Lakeport County FPD works with other fire protection districts, water providers, and the County of Lake.

MSR D13 The Lakeport County FPD received an ISO rating of 04/4Y. The full ISO report and back materials should be posted on the Lakeport County FPD website.

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<sup>74</sup> California Government Code Section 56430 (a) (6)

## **Lakeport County Fire Protection District Sphere of Influence**

### **1. Recommendation for Lakeport County Fire Protection District Sphere of Influence**

It is recommended that the Lakeport County Fire Protection District maintain the present boundaries.

#### **a. Present and Planned Land Uses in the Lakeport County Fire Protection District Area, Including Agricultural and Open Space Lands**

#### **b. General Plan and Zoning for the Lakeport County Fire Protection District**

The City of Lakeport General Plan governs growth within the City and the County of Lake General Plan governs land uses within the unincorporated area. Although growth is planned for the area, slower growth is expected due to population losses and high interest rates.

#### **c. SOI Determinations on Present and Planned Land Use for Lakeport Fire Protection District**

SOI D1 Growth will occur within and adjacent to developed areas so the Lakeport County FPD will have to deal with both urban and wildland emergencies in the future.

### **2. Present and Probable Need for Public Facilities and Services in the Lakeport County Fire Protection District Area<sup>75</sup>**

#### **a. Municipal Service Background**

The work of the Lakeport County FPD provides good service to both the residents of the City of Lakeport and the residents of the surrounding County area.

#### **b. SOI Determinations on Facilities and Services and Probable Need for Lakeport Fire Protection District**

SOI D2 The need for the Lakeport County FPD will continue and as the population ages there will be even more medical emergency calls.

### **3. Present Capacity of Public Facilities and Adequacy of Public Services<sup>76</sup>**

#### **a. Capacity Background**

The capacity of the Lakeport County FPD is adequate to serve the City of Lakeport and the surrounding area with the use of both paid personnel and trained volunteers. The water supply depends on several different water providers and may not be considered Adequate for all emergencies.

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<sup>75</sup> California Government Code Section 56425 (e) (2)

<sup>76</sup> California Government Code Section 56425 (e) (3)

**b. SOI Determinations on Public Facilities Present and Future Capacity for Lakeport Fire Protection District**

SOI D3 The capacity of facilities and adequacy of services provided by Lakeport County Fire Protection District is good.

**4. Social or Economic Communities of Interest for Lakeport County Fire Protection District<sup>77</sup>**

**a. Lakeport Community**

The Lakeport Community provides most services including the Sutter Lakeside Hospital Emergency Room. Lakeport is the County Seat for Lake County so most of the County offices are located there.

**b. SOI Determinations on Social or Economic Communities of Interest for Lakeport County Fire Protection District**

SOI D5 The area within the City of Lakeport and the surrounding area function as one community for social and economic purposes. Churches, schools and businesses serve the entire area. The Lakeport FPD provides a unifying focus for the community.

SOI D6 The Lakeport FPD has a website to provide information to the community.

**6 Disadvantaged Unincorporated Community Status for Lakeport County Fire Protection District<sup>78</sup>**

**a. Disadvantaged Unincorporated Communities**

A disadvantaged community has a Median Household Income less than 80% of the State of California Median Household Income. US Census Data reported that the Median Household Income for California was \$91,905, eighty percent of the State Median Household Income is \$73,524.

The Median Household Income within the City of Lakeport is \$61,100. It is assumed that incomes in the surrounding area are similar and thus the area would not qualify as “Disadvantaged”.

Although the City of Lakeport Median Household Income is below the DUC standard of 80% of the State Median Household Income, the City of Lakeport is incorporated and thus is not a Disadvantaged Unincorporated Community.

**b. Disadvantaged Unincorporated Community Status**

SOI D7 Since the Median Household Income within the City of Lakeport is \$61,000 and lower than 80% of the State Median Household Income (\$73,524) the area is considered “Disadvantaged”

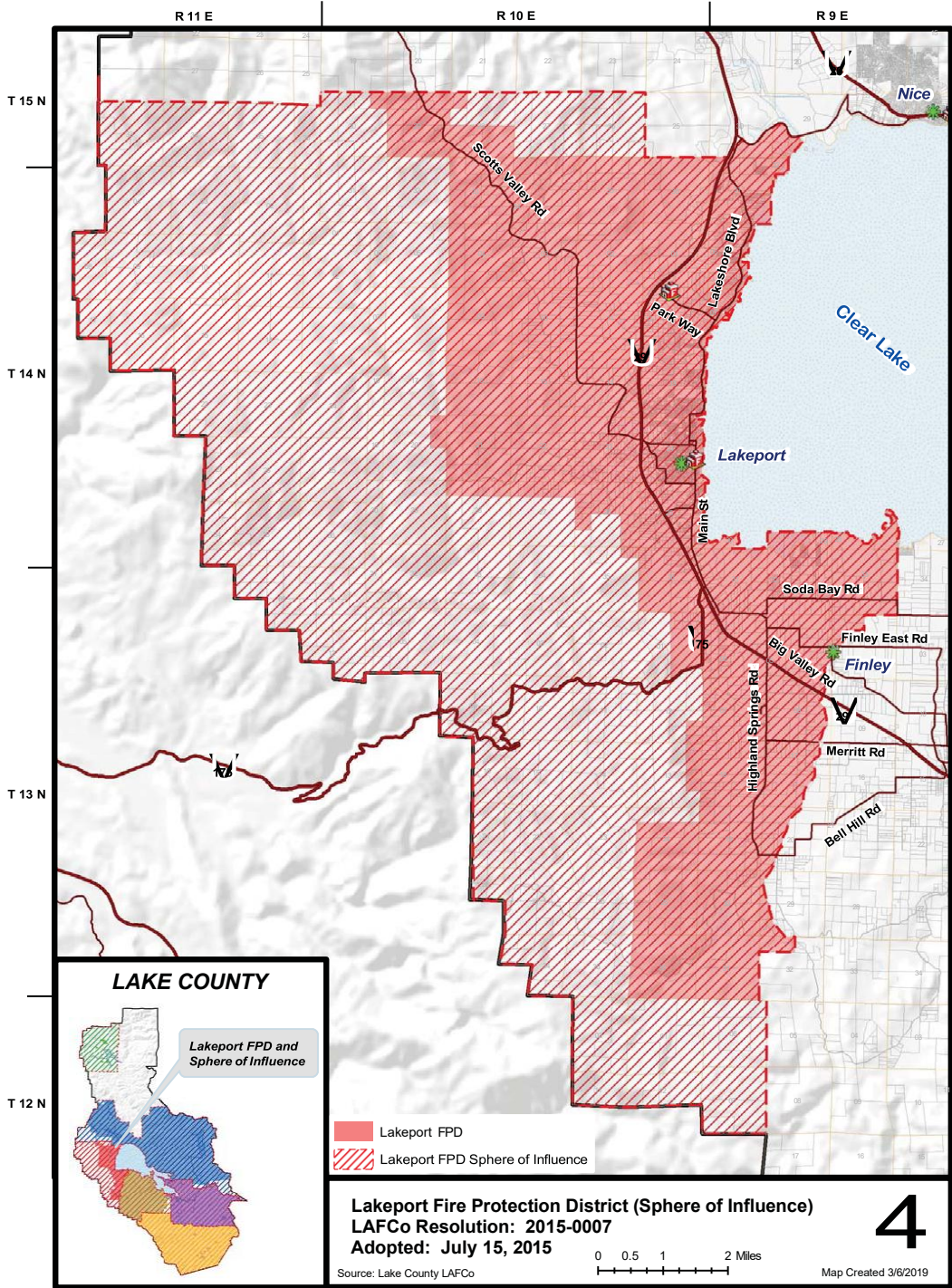
SOI D8 The City of Lakeport is incorporated and thus is not a “Disadvantaged Unincorporated Community”.

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<sup>77</sup> California Government Code Section 56425 (e) (4)

<sup>78</sup> California Government Code Section 56425 (e) (5)

# LAKEPORT FIRE PROTECTION DISTRICT



## **6 NORTHSHORE FIRE PROTECTION DISTRICT**

### **Northshore Area**

The Northshore FPD includes the communities of Upper Lake, Nice, Lucerne, and Clearlake Oaks. Each community will be described briefly below.

#### **Upper Lake**

Upper Lake is a census-designated place (CDP) located 8 miles north of Lakeport at an elevation of 1,345 feet. The 2024 population of Upper Lake was 658. Upper Lake is currently declining at a rate of -18.36% annually and its population has decreased by -47.36% since the most recent census, which recorded a population of 1,250 in 2020.

The average household income in Upper Lake is \$102,501.<sup>79</sup> According to this figure the average household income is well above the State of California Median Household Income of \$91,905 meaning this is not a disadvantaged community. According to the California Department of Water Resources the Upper Lake area is a disadvantaged community. Further Research in the form of an income survey for the community regarding the reported high income level may be needed since there is conflicting data sources as to Upper Lake's status as being a Disadvantaged Community. For the purposes of this MSR Upper Lake shall be designated a Disadvantaged Community and possibly a Severely Disadvantaged Community (60% below the state median household income).

The Upper Lake Unified School District operates four schools in Upper Lake, an Elementary School, Middle School, High School and Continuation High School.

#### **Nice**

Nice is located 4.5 miles southeast of Upper Lake, at an elevation of 1,362 feet. Nice has a 2024 population of 2,371. Nice is currently declining at a rate of -0.38% annually and its population has decreased by -1.5% since the most recent census, which recorded a population of 2,407 in 2020. The average household income in Nice is \$72,006.<sup>80</sup>

A disadvantaged community has a Median Household Income less than 80% of the State of California Median Household Income. US Census Data reported that the Median Household Income for California was \$91,905, eighty percent of the State Median Household Income is \$73,524. Since the income in Nice is below 80% of the State Median Household Income, Nice would qualify as a disadvantaged community.

Students from Nice attend Upper Lake schools.

#### **Lucerne**

Lucerne is located 7.25 miles east-northeast of Lakeport at an elevation of 1329 feet. Lucerne has a 2024 population of 3,496. Lucerne is currently growing at a rate of 6.26% annually and its population has increased by 30.74% since the most recent census, which recorded a population of 2,674 in 2020. The average household income in Lucerne is \$51,693 with a poverty rate of 16.59%.<sup>81</sup>

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<sup>79</sup> [Upper Lake, California Population 2024 \(worldpopulationreview.com\)](#), March 24, 2024.

<sup>80</sup> [Nice, California Population 2024 \(worldpopulationreview.com\)](#), March 24, 2024.

<sup>81</sup> [Lucerne, California Population 2024 \(worldpopulationreview.com\)](#), March 24, 2024.

A disadvantaged community has a Median Household Income less than 80% of the State of California Median Household Income. US Census Data reported that the Median Household Income for California was \$91,905, eighty percent of the State Median Household Income is \$73,524. Since the Median Household Income in Lucerne is less than the State Median Household Income the community would qualify as disadvantaged.

There is an Elementary School in Lucerne operated by the Lucerne School District and the students attend Upper Lake High School.

### **Clearlake Oaks**

Clearlake Oaks is located on the northeast of Clear Lake, 8 miles northwest of the City of Clearlake, at an elevation of 1,335 feet. In 2021, Clearlake Oaks, CA had a population of 2,171 people with a median age of 54.4 and a median household income of \$48,221. Between 2020 and 2021 the population of Clearlake Oaks, CA declined from 2,194 to 2,171, a -1.05% decrease and its median household income grew from \$47,139 to \$48,221, a 2.3% increase.<sup>82</sup>

A disadvantaged community has a Median Household Income less than 80% of the State of California Median Household Income. US Census Data reported that the Median Household Income for California was \$91,905, eighty percent of the State Median Household Income is \$73,524. The median household income for Clearlake Oaks is clearly less than that for the State so the community is a Disadvantaged Unincorporated Community.

Clearlake Oaks is within the Konocti Unified School District and has the East Lake Elementary School, Grades K to 7, with 184 students, located within the community.<sup>83</sup>

#### **A. Northshore Fire Protection District**

The Northshore Fire Protection District is located in the north-central portion of Lake County. The District was formed in November of 2006 with the consolidation of four existing fire agencies: Upper Lake Fire, Nice Fire, Lucerne Fire, and Clearlake Oaks Fire. Encompassing 357 square miles, the Northshore FPD is one of the largest fire districts in the State.

The Fire District provides services to more than 10,000 residents with thousands more flocking to the area during the summer months. There are no incorporated cities within the district, but there are several rural towns and communities spread out along the 46 miles of State Highway 20 that passes through the District.

The District has substantial wildland and wildland intermix fuel types. Much of the District's wildland acreage is categorized as State Responsibility Area or Federal Responsibility Area, so there is strong inter-agency cooperation between the district, CALFIRE, and the U.S. Forest Service.

There are currently 19 permanent full-time Fire/EMS employees and 3 full-time administrative employee in the District. There are volunteer firefighters among the various stations.

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<sup>82</sup> [Clearlake oaks Ca income data - Search \(bing.com\)](#), March 24, 2024.

<sup>83</sup> [Public Elementary Schools in Clearlake Oaks, CA - Niche](#), March 24, 2024.

Northshore FPD provides, advanced life support (ALS) and basic life support (BLS) medical services and transports, low and high angle rescues, patient extrication from entrapment as a result of vehicle accidents, firefighter support/ rehab services throughout the county, available to any requesting agency, limited hazardous material responses, and a fully functioning dive team for recovery and rescue. NFPD also has a boat capable of providing up to 500 gallons per minute of water used for fires on or near the water as well as rescue capabilities.

### **Northshore FPD Contact Information and Fire Stations**

The Northshore FPD contact information is as follows:

Mailing address: Northshore FPD, PO Box 1199, Lucerne, Ca. 95458

Phone number and email: 707-274-3100, mcolacion@northshorefpd.com

Fire Chief Name, address: Mike Ciancio, Fire Chief, 6257 Seventh Avenue, Lucerne CA 95458

There are four fire stations as follows:<sup>84</sup>

#### **Station 75**, 12655 E. Hwy 20, Clearlake Oaks

Station 75 is located in Clearlake Oaks. It is staffed 24/7 by a Firefighter/EMT and a Firefighter/Paramedic and responds to all calls for service.

#### **Station 80**, 6257 7th Ave., Lucerne

Station 80 is located in Lucerne. It is staffed 24/7 by two Firefighter/EMTs or one Firefighter/EMT and one Firefighter/Paramedic. It is also the home of our administrative staff.

#### **Station 85**, 3708 Manzanita Dr., Nice

Station 85 in Nice is staffed by a Firefighter/EMT and a Firefighter/Paramedic 24/7 and responds to all calls for service.

#### **Station 90**, 9420 Main St., Upper Lake

Station 90 is located in Upper Lake. It is staffed daily from 8:00 am to 5:00 pm with a Firefighter/EMT. Station 90 responds to all calls for service.

### **Northshore FPD Mission Statement**

The mission statement for the Northshore FPD is as follows:

#### **Disadvantaged Communities**

According to the 2018-2022 American Community Survey's latest 2022 data estimates, the median household income (MHI) in the Clearlake Oaks, Lucerne, Nice and Upper Lake Census Designated Places (CDP's) are \$43,024, 26,026, \$69,653 and \$41,486 respectively. With a poverty rates of 20.7%,6.5%,8.8% and 0% respectively.

US Census Data for 2018-2022 reported that the Median Household Income (MHI) estimate for California is \$91,905 with poverty rate was 8.5%. Lake County has an overall 10.2% poverty rate.

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<sup>84</sup> [STATIONS | Northshore Fire \(northshorefpd.com\)](https://www.northshorefpd.com), March 25, 2024.

Eighty percent of the State Median Household Income (MHI) is considered disadvantaged and sixty percent of the State MHI is considered severely disadvantaged. Since the Clearlake Oaks, Lucerne, and Nice Census Designated Places (CDP's) are \$43,024, \$26,026, and \$69,653 respectively and the areas are well below the State MHI of \$73,524 and therefore disadvantaged. The Communities of Clearlake Oaks, Lucerne, and Nice are less than \$55,143 MHI and are considered severely disadvantaged communities.

According to the Department of Water Resources Disadvantaged Mapping tool, the communities of Clearlake Oaks, Lucerne, Upper Lake and Nice are considered Disadvantaged Unincorporated Communities (DUC).

### **Northshore FPD Board of Directors**

The Northshore FPD Board members represent various areas of the District as follows:

Becky Schwenger, Lucerne	term expires 2026
Jim Burton, at large	term expires 2026
Shannon Stilwell, Upper Lake	term expires 2024
John Barnette, Nice	term expires 2026
Lynn Ringuette, Clearlake Oaks	term expires 2024

The Northshore Fire Protection District meets the 2nd Wednesday of every month at 2pm. Meetings are held at our district office: 6257 7th Avenue in Lucerne.

### **FPD Emergency Medical Service**

Eighty percent of the calls for service are medical requests. The Northshore FPD employs Emergency Medical Technicians and Paramedics highly trained in emergency medical care. Northshore Fire Protection District stocks some of the most advanced emergency medical equipment and technology including Zoll Monitors (defibrillator for pre-hospital care), Stryker Power Pro Gurneys with the Power Load system in all of the front-line ambulances.

### **Northshore FPD Additional Services**

The Northshore FPD offers two additional services that other fire departments in Lake County do not have:

1. The Dive Team responds to water emergencies located around Clear Lake. The dive team consists of several divers and multiple line tenders.
2. The support team is a group of volunteers dedicated to ensuring the safety of firefighters by providing food, hydration, and a warm or cool environment as needed. The Support team is led by a Battalion Chief and is comprised of volunteers. The support team is often requested mutual aid to other districts, since it is the only team of its type in Lake County.<sup>85</sup>

### **Northshore FPD Equipment**

The following four lists of equipment for each station were supplied by the Northshore FPD:

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<sup>85</sup> Northshore FPD, PUBLIC SAFETY DIVISION | Northshore Fire (northshorefpd.com), March 25, 2024.

<b>Northshore FPD Clearlake Oaks Fire Station</b>					
<b>Apparatus</b>	<b>Type</b>	<b>Year</b>	<b>Tank Size</b>	<b>GPM</b>	<b>Comments</b>
Engine 7511	HME	2010	1000	1500	
Engine 7531	BME	2020	500	500	
Engine 7711	Ford C800	1989	800	1000	
Engine 7561	Ford/Fouts Bros.	2006	300	150	
Water Tender 7511	Kenworth/Fouts Bros.	2010	2000	1000	
Utility-7	Chevrolet	2014			Utility Pick up

Northshore FPD Lucerne Fire Station					
Apparatus	Type	Year	Tank Size	GPM	Comments
Engine 8011	International/ Ferrara	2007	500	1250	
Engine 8061	Ford/Fouts	2006	300	150	
Support 8011	Ford	1990			Breathing air support/ rehab
Medic 8011	Ford/Braun	2016			Ambulance
Medic 8012 Reserve	Ford/Braun	2011			Ambulance

Northshore FPD Nice Fire Station					
Apparatus	Type	Year	Tank Size	GPM	Comments
Engine 8411	International	2005	1000	1250	
Engine 8531	International	1996	500	500	
Medic 8511	Ford/Braun	2017			Ambulance

Northshore FPD Upper Lake Fire Station					
Apparatus	Type	Year	Tank Size	GPM	Comments
Engine 9011	Westates	1998	500	1250	
Engine 9061	Ford/ Fouts	2006	300	150	
Support 9011	Ford/ Modular	1998			Firefighter rehab vehicle
Rescue 9011	Ford/ Lifeline	2000			Dive/Rescue truck
Medic 9011	Ford Van Type	2005			Ambulance

### Northshore FPD Calls

The Northshore FPD answered 4151 calls in 2022 divided by type as follows:

Northshore FPD 2022 Calls		
Major Incident Type	Number of Incidents	Percent of Total
Fire	138	3.32%
Overpressure rupture, explosion, overheat-no fire	3	0.07%
Rescue/Emergency Medical Service	2,412	58.11%
Hazardous Condition-no fire	69	1.66%
Service Call	622	14.98%
Good Intent Call	818	19.71%
False Alarm and False Call	76	1.83%
Severe Weather and Natural Disaster	2	0.05%
Special Incident Type	11	0.26%
<b>TOTAL</b>	<b>4,151</b>	<b>100.00%</b>

The Northshore FPD is similar to other fire protection districts because the most common type of call is for rescue and emergency medical service.

The calls were divided among the fire stations as follows:

<b>Northshore FPD 2022 Calls</b>	
<b>Station</b>	<b>Count</b>
Clearlake Oaks Station	1526
Spring Valley Station, Clearlake Oaks	2
Lucerne Station	1475
Nice Station	1060
Upper Lake Station	88
<b>Total</b>	<b>4151</b>

### **Northshore FPD Water Supply**

NFPD relies on water from the following five sources:

- Clearlake Oaks County Water District (water from Clear Lake)
- Glenhaven Mutual Water Company (serves 122 customers)
- California Water Service-Lucerne
- Nice Mutual Water Company (nonprofit corporation, water from Clear Lake)
- Upper Lake County Water District (Well water)

### **Northshore FPD Fees**

All fire districts have been hampered in raising fees as a result of the CALFIRE tax implemented in 2011 of \$150 per house on houses within the State Responsibility Area or \$135 per house if within a fire protection district. (this tax has since been repealed but its affect remains). The districts that combined to form the Northshore FPD had parcel taxes for fire protection before the formation of the Northshore FPD.

These taxes are still in effect. The tax for a single family home in each area is as follows:

Nice:	\$45.00
Upper Lake:	\$52.50
Lucerne:	\$60.00
Clearlake Oaks:	\$60.00

Each area has a full schedule for the various types of development which would be more or less than the single family home fee shown above.

**Northshore FPD Budget**

The Northshore FPD Budget for 2023-2024 is shown below.

<b>Northshore Fire Protection District Budget 2023-24 Revenue</b>				
		<b>2021-22 Actual</b>	<b>2022-23 Actual</b>	<b>2023-2024 Adopted</b>
<b>TAXES</b>				
10-10	Current Secured	913,824	1,144,427	1,140,000
10-20	Current Unsecured	22,300	25,536	25,000
10-25	Supplemental 813-Current	19,279	27,331	27,000
10-35	Supplemental 813-Prior	5,532	6,087	6,000
10-40	Prior Unsecured	913	1,512	1,500
<b>PERMITS</b>				
21-60	Other	215,406	10,039	10,000
<b>FINES, FORFEIT, PENALTIES</b>				
31-95	Penalties & Cost on Delinquencies	234	237	0
<b>USE OF MONEY &amp; PROPERTY</b>				
42-01	Interest	5,442	31,860	31,000
42-10	Rents & Concessions	12,282	14,400	14,400
<b>INTERGOVERNMENT REVENUES</b>				
54-60	HOPTR	9,639	9,579	9,500
<b>OTHER GOVERNMENT AGENCIES</b>				
54-90	Other	8,375	6,914	6,900
56-30	Other	202,680	223,068	0
<b>CHARGES FOR SERVICES</b>				
66-30	Agricultural Services	7,627	2,579	0
<b>PUBLIC PROTECTION</b>				
68-60	Institutional Care and Services	1,577,835	2,891,660	1,200,000
<b>OTHER CURRENT SERVICES</b>				
69-20	Other	585	1,270	1,270
69-29	Fire Protection	661,203	655,765	655,000
<b>OTHER</b>				
79-90	Miscellaneous	831,809	166,993	20,000
79-91	Cancelled Checks	216	10	0
79-92	Insurance Rebate	0	25,874	0
79-93	Insurance Proceeds	158,816	69,280	0
79-99	Donations	652	80,170	0
<b>SALES</b>				
79-60	Sales of Fixed Assets	0	5,850	0
<b>OPERATING TRANSFERS</b>				
81-22	In	0	36,900	44,700
<b>TOTAL REVENUE</b>		<b>4,654,650</b>	<b>5,437,342</b>	<b>3,192,270</b>

<b>Northshore Fire Protection District Budget 2023-24 EXPENSES</b>				
		<b>2011-12 Actual</b>	<b>2012-13 Actual</b>	<b>2013-14 Adopted</b>
<b>SALARIES AND EMPLOYEE BENEFITS</b>				
01-11	Permanent	731,807	936,173	993,900
01-12	Extra Help	217,274	61,443	130,800
01-13	OT, Holiday, Standby	142,012	44,755	65,000
02-21	FICA	34,011	12,826	11,200
02-22	PERS	299,999	276,720	342,000
03-30	Health/Life Insurance	173,082	242,377	347,500
03-31	Unemployment	10,038	2,929	61,000
03-39	State Disability	9,477	5,239	11,100
04-00	Worker's Compensation	50,426	112,402	128,000
<b>SERVICES AND SUPPLIES</b>				
11-00	Clothing & Personal Supplies	7,290	9,190	15,500
12-00	Communications	91,670	95,869	100,500
14-00	Household Expense	4,891	5,851	11,100
15-10	Other	40,481	37,708	0
15-12	Public Liability	0	0	45,000
17-00	Maintenance-Equipment	72,721	92,487	96,900
18-00	Maintenance Buildings & Improvements	14,540	16,921	11,745
19-40	Medical, Dental Lab Expenses	31,725	35,900	48,000
20-00	Memberships	3,928	4,720	5,100
22-70	Supplies	2,617	4,320	6,000
22-71	Postage	1,952	1,514	2,500
22-72	Books & Periodicals	463	99	600
23-80	Professional/Specialized Services	38,872	37,206	40,100
24-00	Publication and Legal Notices	468	0	1,000
25-00	Rents and Leases Equipment	2,216	4,744	5,000
27-00	Small Tools and Instruments	81	32	4,000
28-30	Supplies and Services	7,097	8,497	18,740
28-48	Ambulance Expense	42,440	61,176	72,700
29-50	Transportation & Travel	53,794	62,978	78,200
30-00	Utilities	46,643	40,283	48,800
<b>OTHER CHARGES</b>				
42-10	Notes & Loans	63,617	47,091	49,900
46-20	Judgments	0	200,800	0
<b>CAPITAL ASSETS</b>				
61-60	Current	10,245	17,009	16,500
62-71	Office	0	2,203	6,000
62-72	Autos & Light Trucks	0	23,352	30,500
62-74	Other	236	17,659	15,000
62-76	Fire Hoses	0	1,367	15,000
<b>APPROPRIATIONS FOR CONTINGENCIES</b>				
90-91	Contingencies	0	0	51,663
<b>TOTAL EXPENDITURES/APPROPRIATIONS</b>		<b>2,136,113</b>	<b>2,524,200</b>	<b>2,886,548</b>
<b>Net Cost</b>		<b>(218,266)</b>	<b>167,164</b>	<b>713,644</b>

**Northshore FPD Audit**

The Budget shows a plan for spending, the Audit deals with funds actually spent. The entire Audit can be found on the District website. The Statement of Net Position is shown below:

<b>Northshore Fire Protection District</b>	
<b>Modified Cash Basis Statement of Net Position June 30, 2023<sup>86</sup></b>	
	<b>Total Governmental Activities</b>
<b>ASSETS</b>	
Cash and investments	\$4,393,584
Restricted cash and investments	121,825
Capital assets:	
Non-depreciable	622,487
Depreciable, net	2,937,313
Total capital assets	3,559,800
<b>Total Assets</b>	<b>8,075,209</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred pension adjustments	1,561,096
<b>Total deferred Outflows of Resources</b>	<b>1,561,096</b>
<b>LIABILITIES</b>	
Long-term liabilities:	
Due within one year	177,185
Due in more than one year	303,619
Net pension liability	2,993,411
<b>Total Liabilities</b>	<b>3,474,215</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred pension adjustments	266,253
<b>Total Deferred Inflows of Resources</b>	<b>266,253</b>
<b>NET POSITION</b>	
Net investment in capital assets	3,416,128
Restricted for capital projects	251,730
Restricted for net pension liability	121,825
Unrestricted	2,106,154
<b>Total Net Position</b>	<b>\$5,895,837</b>

<sup>86</sup> Northshore Fire Protection District, Audit for Fiscal Year ended June 30, 2023, prepared by Smith and Newell, 930 Tharp Road, Suite 502, Yuba City CA, [accounting@smithandnewell.com](mailto:accounting@smithandnewell.com), January 26, 2004.

## **B. Northshore Fire Protection District MSR**

### **1 Growth and Population Projections for the Northshore Fire Protection District Area<sup>87</sup>**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

#### **Northshore Area Population Projections**

Although the Lake County General Plan predicted population growth for the Northshore FPD area, the area has lost population in recent years. The State of California has lost population so this is not unusual. The population loss may have leveled off and the area may grow slowly in the future. The tourist population has remained fairly steady.

#### **MSR Determinations on Growth and Population Projections for the Northshore FPD Area**

MSR E1) The Northshore FPD area has experienced a slight loss of population but the tourist population has remained steady and the need for fire protection and medical emergency services has not decreased.

### **2. Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to Northshore FPD<sup>88</sup>**

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.*

#### **Determination of Northshore FPD Area Disadvantaged Unincorporated Community Status**

A Disadvantaged Unincorporated Community has a population with income below 80% of the State Median Household Income. The communities of Nice, Lucerne, and Clearlake Oaks meet this criteria.

#### **MSR Determinations on Disadvantaged Unincorporated Communities near Northshore FPD**

MSR E2) The communities of Nice, Lucerne, Clearlake Oak and Upper Lake meet the criteria for a Disadvantaged Unincorporated Community (DUC) according to the California Department of Water Resources (DWR).

### **3. Northshore FPD Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.<sup>89</sup>*

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<sup>87</sup> California Government Code Section 56430 (a) (1)

<sup>88</sup> California Government Code Section 56430 (a) (2)

<sup>89</sup> California Government Code Section 56430 (a) (3)

## Northshore FPD Infrastructure

The employment and equipment for the Northshore FPD are described above in this report.

### MSR Determinations on Infrastructure for Northshore Fire Protection District<sup>90</sup>

- MSR E3) The capacity and infrastructure for the Northshore FPD are adequate.
- MSR E4) The cooperation of the various stations within the Northshore FPD enhances the capacity of the District to meet the fire protection and emergency medical needs of the area.
- MSR E5) The Northshore FPD has 19 full-time paid suppression personnel which include two administrative secretaries, 6 temporary personnel and 20 volunteers.
- MSR E6) The Northshore FPD has developed a fulltime Fuels Crew. Crew consists of one Captain and ten fuel crew members. This crew will work on fuel reduction projects throughout the County of Lake.

## 4. Financial Ability to Provide Services<sup>91</sup>

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

### Financial Considerations for Northshore Fire Protection District

The Northshore Fire Protection District has a special tax for each area in addition to property taxes as described above in this report.

### MSR Determinations on Financing for Northshore Fire Protection District

- MSR E7) The Northshore FPD prepares a budget and audit as required and works with the Lake County Department of Budget and Finance to manage funds. There were no findings in the audit

## 5. Northshore FPD Opportunities for Shared Facilities<sup>92</sup>

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

### Northshore FPD Facilities

The Northshore Fire Protection District relies on water from local water districts or water companies. The District works with local, state and federal organizations on fuel management, personnel and equipment needs.

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<sup>90</sup> Northshore Fire Protection District, 2024.

<sup>91</sup> California Government Code Section 56430 (a) (4)

<sup>92</sup> California Government Code Section 56430 (a) (5)

### **MSR Determinations on Shared Facilities for Northshore Fire Protection District**

- MSR E8) The Northshore FPD uses the County to keep funds and process claims.
- MSR E9) NFPD has contracts to provide personnel, engines/equipment and water tenders to USFS and CALFIRE. CALFIRE responds to all calls in the Clearlake Oaks area during fire season per and Automatic Aid agreement.
- MSR E10) NFPD relies on water from the Clearlake Oaks County Water District, Glenhaven Mutual Water Company, California Water Service-Lucerne, Nice Mutual Water Company and Upper Lake County Water District.
- MSR E11) The newly developed fuels crew relies on partnerships throughout the County including the Lake County Resource Conservation District (RCD), Clear Lake Environmental Research Center (CLERC), United States Forest Service (USFS), PG&E, private land owners and other entities for project work.

### **6. Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>93</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

#### **Government Structure**

The Northshore FPD was formed by a consolidation of the Upper Lake FPD, Nice FPD, Clearlake Oaks FPD and the Lucerne Park and Recreation District and has a five-member Board of Directors and meetings open to the public. The Fire District also provides opportunities for volunteers to assist in fire protection activities.

### **MSR Determinations on Government Structure for Northshore FPD**

- MSR E12) The Northshore FPD has regular Board meetings with agendas posted at the fire stations and on the District website.
- MSR E13) The Northshore FPD maintains fire stations in various areas to serve the District.
- MSR E14) The Northshore FPD Board meetings are held at the Lucerne station on the second Wednesday of every month @ 2pm.
- MSR E15) The Northshore FPD should post the ISO report on the District website.

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<sup>93</sup> California Government Code Section 56430 (a) (6)

**C. Northshore Fire Protection District Sphere of Influence**

**Recommendation for Northshore Fire Protection District Sphere of Influence**

The recommendation for the Northshore FPD Sphere of Influence is for the Sphere to be the same as the District boundary.

**1. Present and Planned Land Uses in the Northshore FPD Area, Including Agricultural and Open Space Lands**

**A. General Plan and Zoning for the Northshore FPD area**

All of the communities in the Northshore FPD area are recognized in the Lake County General Plan and are expected to continue to need fire protection.

**B. SOI Determinations on Present and Planned Land Use for Northshore FPD**

SOI E1        The four communities in the Northshore FPD will continue to need services such as fire protection and EMS. The slight decline in population is considered temporary and may be reversed in the future.

**2. Present and Probable Need for Public Facilities and Services in the Northshore FPD Area<sup>94</sup>**

**A. Municipal Service Background**

The Northshore FPD communities have municipal services such as water and fire protection. They are served by schools, and businesses. They provide for tourists, especially during the summer.

**B. SOI Determinations on Facilities and Services and Probable Need for Northshore FPD**

SOI E2        The Northshore FPD will continue to be needed in the future. The Northshore FPD has recognized that the majority of calls will be for medical assistance and is prepared to respond to these calls.

**3. Present Capacity of Public Facilities and Adequacy of Public Services<sup>95</sup>**

**A. Northshore FPD Capacity Background**

The Northshore FPD maintains fire stations in each of the four communities; but has a headquarters office in Lucerne. This is a way to minimize administrative costs but still provide services in each community.

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<sup>94</sup> California Government Code Section 56425 (e) (2)

<sup>95</sup> California Government Code Section 56425 (e) (3)

**B. SOI Determinations on Public Facilities Present and Future Capacity for Northshore FPD**

SOI E3] As the Northshore FPD continues to work with the four fire stations and provide services to the community the District will realize the economies of scale that the original merger of districts was meant to achieve.

SOI E4] The cost of a Fire Chief and Administration will be shared by the four areas instead of being unnecessarily replicated.

**4. Social or Economic Communities of Interest for Northshore FPD<sup>96</sup>**

**A. Northshore FPD Community**

There are four distinct communities within the Northshore FPD. The communities are small and do not have a complete range of economic, social, and medical services within each area. By working together, the communities are able to maintain more services than each community could by itself. The Northshore FPD is an excellent example of the advantages of working together to provide superior life support services as needed.

**B. SOI Determinations on Social or Economic Communities of Interest for the Northshore FPD**

SOI E5 The Northshore FPD is developing a community spirit within the entire District while preserving the sense of community for the historic towns within the District.

**5. Disadvantaged Unincorporated Community Status<sup>97</sup>**

**A. Disadvantaged Unincorporated Communities**

A Disadvantaged Unincorporated Community has a population with income below 80% of the State Median Household Income. The communities of Nice, Lucerne, and Clearlake Oaks meet this criteria.

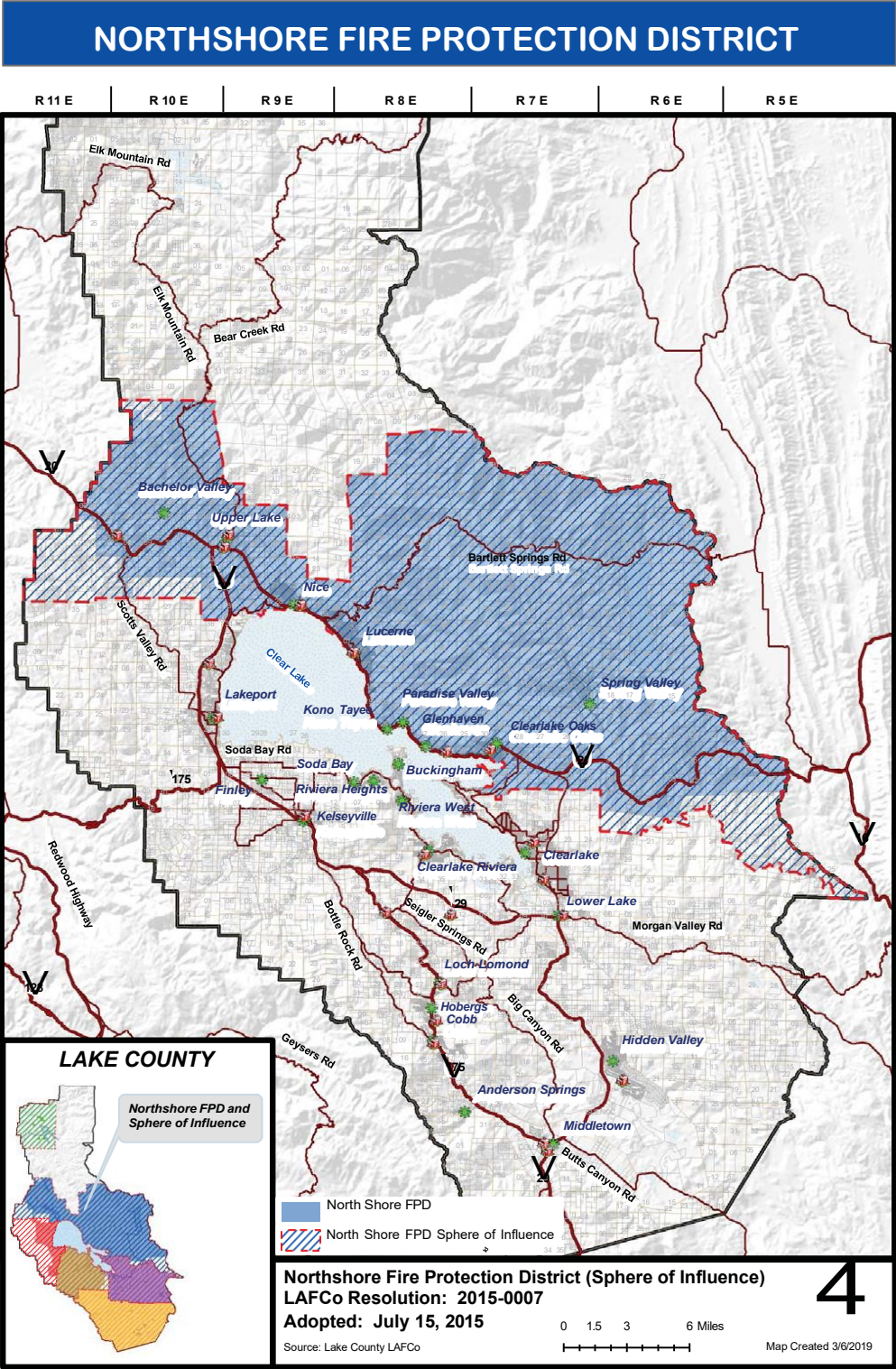
**B. Disadvantaged Unincorporated Community Status**

SOI E6 The communities of Nice, Lucerne and Clearlake Oaks are Disadvantaged Unincorporated Communities.

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<sup>96</sup> California Government Code Section 56425 (e) (4)

<sup>97</sup> California Government Code Section 56425 (e) (5)



## 7 SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT

### A. South Lake County Fire Protection District Area

#### **Middletown**

Middletown was given its name because it is halfway between Lower Lake and Calistoga to the south. The first house was built at the site by J.H. Berry in 1870. The town began in 1871. The Middleton post office opened in 1871 and changed its name to Middletown in 1875. Middletown enjoyed a robust quicksilver mining industry through the end of the 19th century. By the early 1900s, cattle and sheep ranching were prominent, along with some limited pear and walnut production.

A resort economy sprung up around the various natural springs, and the area around Middletown attracted vacationers from the Bay Area through the 1950s. As travel costs decreased, tourism to the resorts diminished as patrons were able use air travel to vacation in more far flung places. Many of the resorts closed in the 1960s.

In the 1970s and early 1980, exploitation of nearby geothermal resources brought an influx of workers into the local economy. Electrical power plants powered by "steam wells" were built in the mountains above Middletown. As housing prices in the Bay Area increased in the late 20th century, Middletown and nearby Hidden Valley Lake enjoyed a population boom as commuters moved to the Middletown area looking for affordable housing; keeping their jobs 50 to 100 miles away in Santa Rosa, Napa, and San Francisco.

Middletown is currently populated primarily by commuters and retirees, enjoying a modest tourist trade based primarily on Harbin Hot Springs and the Twin Pine Casino located on the local Rancheria south of the town.

Middletown is a census-designated place (CDP) in Lake County. Its population was 725 at the 2020 census down from 1,323 at the 2010 census. In 2021, Middletown, CA had a population of 1,580 people with a median age of 33.1 and a median household income of \$150,473. Between 2020 and 2021 the population of Middletown, CA grew from 725 to 1,577, a 118% increase. The population has increased to 2771 in 2024.<sup>98</sup>

The median household income grew from \$144,696 to \$150,473, a 3.99% increase. US Census Data reported that the Median Household Income for California was \$91,905 and the poverty rate was 12.2%. Middletown is not a disadvantaged unincorporated community because the Median Household Income is higher than the State Median Household Income.

The Middletown Unified School District operates the following schools:

1. Cobb Mountain Elementary School
2. Coyote Valley Elementary School
3. Minnie Cannon Elementary School
4. Middletown Middle School
5. Middletown High School  
Loconoma Valley High School<sup>99</sup>

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<sup>98</sup> [Middletown, California Population 2024 \(worldpopulationreview.com\)](https://worldpopulationreview.com/city-profile/middletown-california/), March 28, 2024.

<sup>99</sup> [Middletown Unified School District \(middletownusd.org\)](https://middletownusd.org/), March 27, 2024.

## Anderson Springs

The 129-year old Anderson Springs community lies below the ridgeline of the Mayacmas Mountains, approximately five miles west of Middletown and is accessed from State Highway 175. An area that once drew visitors to medicinal springs and hot baths, Anderson Springs is now a small residential community for a year-round and vacationing population. Schools are located in Middletown.

In 1874, the Anderson Springs resort opened by Anderson family.<sup>100</sup> The original hotel was built in 1876 and could accommodate about 30 guests. Bathhouses were near the hotel, but the hot spring was 2,500 feet away with water conducted through a wooden pipe. A steam bath was arranged over a hot spring on the bank of the Creek. For many years daughters of Dr. Anderson ran the resort. In 1910 the hotel and cottages provided accommodations for 150 guests.<sup>101</sup> The Anderson heirs sold the resort property to A.R. Meade and he sold lots for vacation homes in the 1920's and 1930's.<sup>102</sup> The Community Services District was formed in 1984 and served 194 homes.<sup>103</sup>

The Anderson Springs community was heavily impacted by the Valley Fire of 2015. The fire caused two fatalities and destroyed 90% of the town's homes, leaving most community members homeless. More than 1,000 people were living in shelters.<sup>104</sup> The rebuilding process has been impeded by newer building requirements, along with septic issues. While the septic issues have been mitigated, the community struggles with post-fire recovery and rebuilding.<sup>105</sup>

## Cobb

Cobb is located on State highway 175 at an elevation of 2,600 feet. In 2021, Cobb, CA had a population of 646 people with a median age of 54.5 and a median household income of \$100,739. Between 2020 and 2021 the population of Cobb, CA declined from 805 to 646, a -19.8% decrease.

Cobb was another community devastated by the Valley Fire (2015). The rebuilding following the fire has been slow, and is estimated around 30%. Infrastructure improvements have been implemented by the Water District in new water mains and fire hydrants in some areas. PG&E has also been undergrounding distribution lines in select areas of the community.<sup>106</sup>

## Coyote Valley and Hidden Valley Lake

Coyote Valley is located just northeast of Middletown on State Highway 29. Most of the population in Coyote Valley resides in the Hidden Valley Lake area, a master-planned community started in 1968. This area is located adjacent to the man-made Hidden Valley Lake that offers boating, fishing, and swimming activities. The Hidden Valley Lake Golf Course is also within the community. The Coyote Valley community is dominated by single family housing, but

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<sup>100</sup> <http://www.lakecounty.com/history.htm>, Sept. 17, 2007

<sup>101</sup> <http://www.andersonsprings.org/History.html>, Sept. 17, 2007

<sup>102</sup> <http://www.andersonsprings.org/History.html>, September 17, 2007

<sup>103</sup> Anderson Springs CSD, Meriel Medrano, Phone: (707)987-0277, December 22, 2009.

<sup>104</sup> Sangree, Hudson (October 5, 2015). "A few live on amid ashes of Valley fire community of Anderson Springs". *The Sacramento Bee*.

<sup>105</sup> South Lake County Fire Protection District, 2024.

<sup>106</sup> South Lake County Fire Protection District, 2024.

does contain some commercial and light industrial uses. The population estimate for Hidden Valley Lake is 6,235 in 2020. The median household income is \$82,673 for 2022.<sup>107</sup>

## **Jerusalem Valley**

The South Lake County FPD annexed 17,000 acres known as Jerusalem Valley in 2006.<sup>108</sup> This area extends from the Hidden Valley Lake area east to the Napa/Lake County line. Land uses in the area are primarily range, rural lands and rural residential.<sup>109</sup>

### **B. South Lake County Fire Protection District**

#### **South Lake County FPD History**

The ancestral lands of Lake County were originally inhabited by the Pomo people, a group of Native Americans here today, who are renowned for their intricate basketry, sustainable hunting practices, and a harmonious coexistence with Nature. The Pomo people's influence is woven into the very fabric of Lake County, from the names of some of its towns, to the traditions that continue to be passed down through generations.

At one time, The Community of Middletown was known as Middle Station, and was a halfway point on the stagecoach route over Mt. St. Helena from Calistoga to Lower Lake. The first house was built at the site by J.H. Berry in 1870.<sup>[3]</sup> The town began in 1871.<sup>[3]</sup> The Middleton post office opened in 1871 and changed its name to Middletown in 1875.<sup>[3]</sup> Middletown enjoyed a robust quicksilver (mercury) mining industry through the end of the 19th century. By the early 1900s, cattle and sheep ranching were prominent, along with some limited pear and walnut production. A resort economy sprung up around the various natural springs, and the area around Middletown attracted vacationers from the Bay Area through the 1950s. Many of the resorts closed in the 1960s.

SLCFPD is an independent special district with an elected Board of Directors, which was formed in 1925 as the Middletown Fire Protection District. The Lake County Board of Supervisors appointed the Board of Directors until 1988, when it was changed to an elected board. The District was renamed as the South Lake County Fire Protection District on March 18, 1987.

The South Lake County Fire Protection District (SLCFPD) serves an area of approximately 285 square miles in the southern portion of Lake County and is the third largest fire district in the state of California. Napa County bounds the District on the south, Sonoma County on the west, the Kelseyville Fire Protection District on the north and the Lake County Fire Protection District on the north/east.

In 1949, SLCFPD annexed the areas of the geothermal geyser industry. In October of 1989, the District annexed 6,500 acres in the Loch Lomond area. In 2006, the District annexed 17,000 acres in the Jerusalem Valley area. At this time, mutual aid agreements have also been developed with CALFIRE/Napa County for fire protection and emergency medical services on Highway 29 between the Napa County line and the Robert Louis Stevenson Memorial State Park as well as the area of the Lake/Napa County line on Butts Canyon.

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<sup>107</sup> US Census Bureau Quick Facts, Hidden Valley Lake CDP, California, March 27, 2024.

<sup>108</sup> Lake LAFCO, Resolution 2006-0005 Jerusalem Valley Annex to SLCFPD July 19, 2006.

<sup>109</sup> Lake LAFCO, Executive Officer's Report, Jerusalem Valley Annex to the SLCFPD, July 19, 2006.

## Mission Statement

*It is the South Lake County Fire Protection District's (SLCFPD) mission to minimize injuries, fatalities, and property losses through efficient and effective fire protection programs while maintaining a high level of fire suppression of structural, vehicular and wildland fires. In addition, minimizing injuries and fatalities related to emergency medical incidents by providing rescue and Advanced Life Support (ALS) ambulance services.<sup>110</sup>*

## Disadvantaged Communities

According to the 2018-2022 American Community Survey's latest 2022 data estimates, the median household income (MHI) in the Cobb, Hidden Valley Lake, and Middletown Census Designated Places (CDP's) are \$109,241, \$82,673, and \$163,247 respectively. With poverty rates of 0%, 8.1%, 2.2% respectively.

US Census Data for 2018-2022 reported that the Median Household Income (MHI) estimate for California is \$91,905 with poverty rate was 8.5%. Lake County has an overall 10.2% poverty rate.

Eighty percent of the State Median Household Income (MHI) is considered disadvantaged and sixty percent of the State MHI is considered severely disadvantaged. Since the Cobb, Hidden Valley Lake, and Middletown Census Designated Places (CDP's) are \$109,241, \$82,673, and \$163,247 respectively and the areas are above the State MHI of \$73,524 they are not considered disadvantaged.

According to the Department of Water Resources Disadvantaged Mapping tool, these communities are not mapped and are not considered Disadvantaged Unincorporated Communities (DUC).

## Standards

*SLCFPD has adopted the California Department of Forestry (CDF) Fire Safe Standards as fire protection guidelines for existing structures and new development in areas exposed to wildland interface fires as recommended in the Cobb and Middletown Area Plans of 1989. The basis for fire service standards rely on studies of the District, standards and practices of Fire Officers, LAFCO Sphere of influence studies, the Lake County General and Community Plans, the Insurance Services Office standards and testing of the Fire Protection System and the National Fire Protection Association Standards.<sup>111</sup>*

## Contact Information<sup>112</sup>

1. Headquarters, South Lake County Fire Protection District  
21095 State Highway 175 (mailing: PO Box 1360), Middletown, CA 95461  
Phone Number: 1-707-987-3089 ext 0 for general messages Fax: 1-707-987-9478

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<sup>110</sup> [Home \(southlakecountyfire.org\)](https://www.southlakecountyfire.org). March 27, 2024.

<sup>111</sup> [Home \(southlakecountyfire.org\)](https://www.southlakecountyfire.org). March 27, 2024.

<sup>112</sup> [Contacts \(southlakecountyfire.org\)](https://www.southlakecountyfire.org), March 27, 2024.

2. Cobb Station 62  
16547 Hwy 175, Cobb, CA 95426  
Phone Number: 1-707-928-5411 Fax: 1-707-928-4512
3. Hidden Valley Station 63  
19287 Hartman Road, Hidden Valley Lake, CA 95467  
Phone Number: 1-707-987-2953 Fax: 1-707-987-1153
4. Loch Lomond Station 64  
10331 Loch Lomond Road, Loch Lomond, CA 95461  
Phone Number: 1-707-928-5272

### **Board of Directors**

The Board of Directors for the South Lake County FPD is as follows:

Rob Bostock	term expires 2024
James Comisky	term expires 2024
Matthew Stephenson	term expires 2026
Stephanie Cline	term expires 2026
Madelyn Martinelli	term expires 2024

The Board of Directors meets the third Tuesday of each month, at 7:00 pm, at the Middletown Fire Station, 21095 State Highway 175, Middletown, CA. The public is encouraged to join the meetings via zoom and instructions are available on the District website.

### **Volunteers and Staff<sup>113</sup>**

*The South Lake County Volunteer Firefighters Association consists of 35 volunteers. The District was staffed exclusively with volunteers until the first paid member was employed in 1978. The Fire Sirens is a District Auxiliary organization which was established in April of 1985, and supports programs for the District's operations. The Fire Sirens have provided significant support the District by raising funds to purchase equipment for the fire department. They also support personnel during training and emergency incidents by providing food and beverages.*

*With the continuing loss of the Geothermal tax revenue, fiscal constraints caused the reduction in staffing and services within the District. This caused the District to only staff 1 station in Middletown, with 1 response person on duty in the late 1990's.*

*In order to provide stability, the SLCFPD voted to enter into a contract to provide personnel, and management services from the California Department of Forestry and Fire Protection on June 15, 2000. This took effect July 1, 2000. The District currently staffs Cobb, Middletown, and Hidden Valley with 2 response personnel at each location. Middletown CALFIRE Station is staffed in the winter months*

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<sup>113</sup> [ABOUT US \(southlakecountyfire.org\)](https://southlakecountyfire.org), March 27, 2024.

*under the same contract. Ongoing fiscal constraints and obstacles continue to be a challenge to meet the growing need for service with the District. Even with a parcel tax, and mitigation fees, the future still holds certain challenges that are continually evaluated and overcome.*

Training and drills for volunteer firefighters are held on the second and fourth Wednesdays of each month at 7:00 PM at the Middletown Station 60.

### **Stations and Equipment<sup>114</sup>**

#### **A. Station 60: 21095 Hwy 175, Middletown, CA (District Headquarters)**

This building is two stories, 11,650 square feet, built in 1992 and is owned by the District. The station has a conference room, administrative and personnel office, meeting room and kitchen area, two bathrooms, and four bay sections with drive through opening doors on the first floor. The second floor has living quarters with four sleeping rooms, full kitchen, computer bay and living quarters, two full sized bathrooms each with lockers, change stations and showers. On-site is an emergency propane generator. This building is equipped with a fire sprinkler system.

The equipment housed at this station is as follows:

Engines 6011 and 6031	Water Tender 6011
Rescue 6031	Medics 6011 and 6012
OES 359	Staff Pickup

#### **B. Station 62: 16547 Hwy 175, Cobb, CA**

This building is single story concrete block building of 5,520 square feet built in 1972 and is owned by the District. There is no shop area. The station has five apparatus bays consisting of 2,740 square feet, a 740 square feet kitchen area and living/office space with 2-bed dormitory, two 60 square foot bathrooms, a 500-gallon gasoline fuel tank, a 500-gallon diesel tank, and an emergency propane generator.

The addition of a 1,920 square foot modular in fiscal year 2012-13 replaced the inadequate 740 square feet kitchen/living space. This area was less than ideal with no separation between work and living quarters. The addition allows for expansion of staffing levels based on emergency activity or public demand placed on the station by development and growth. The inadequate area became the office space, creating a more inviting and professional office environment for the public to conduct business. This building is not equipped with a fire sprinkler system.

The equipment housed at this station is as follows:

Engines 6221 and 6231	Water Tender 6211	Medic 6211
Snow Cat 6201	Utility 6221	

#### **C. Station 63: 19287 Hartmann Rd, Hidden Valley Lake, CA**

This building is a two story concrete block building of 2,740 square feet built in 1980 and is owned by the District. The lot size is 275,000 square feet and is owned by the District. There is no shop or storage area. The station has three apparatus bays consisting of 1,620 square feet and living

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<sup>114</sup> South Lake County FPD, Paul Duncan@CalFire, 2024.

quarters with dormitory of 1,120 square feet (720 square feet downstairs and 400 square feet upstairs), and emergency propane generator. This building is not equipped with a fire sprinkler system.

The addition of a 2-story 8,000 square feet fire station in fiscal year 2026-27 will replace the inadequate dormitory of 1,120 square feet. The addition will allow for expansion of staffing levels based on emergency activity or public demand place on the station by development and growth. This building will be equipped with a fire sprinkler system.

The equipment housed at this station is as follows:

Engine 6321                      Medic 6311                      Utility 6321

D.     Station 64: 10331 Redwood Rd, Loch Lomond, CA,

This building is a 3,600 square foot single story frame/concrete block built in 1959 and is owned by the District. The station has four apparatus bays consisting of 2,400 square feet, kitchen area, two bathrooms of 80 square feet, and an emergency propane generator. This building is not equipped with a fire sprinkler system.

The equipment housed at this station is as follows:

Engine 6421    Utility 6421                      UTV 6401

**Call Volume and Types of Calls to South Lake County FPD**

A.     South Lake County FPD Number of Calls

The call volume for the South Lake County FPD has increased since 1994 as follows:

1994= 406	2002= 989	2010= 979	2018= 1643
1995= 372	2003= 881	2011= 1173	2019= 1787
1996= 425	2004= 1122	2012= 1201	2020= 1484
1997= 634	2005= 772	2013= 1423	2021= 1677
1998= 770	2006= 787	2014= 1306	2022= 1676
1999= 752	2007= 810	2015= 1415	2023= 1794
2000= 810+	2008= 869	2016= 1233	
2001= 960+	2009= 876	2017= 1322	

B. Types of Calls 2023

The South Lake County Fire Protection District received the following calls in 2023:

<b><u>Type of Call</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
Vegetation Fires	26	1%
Structure Fires	38	2%
Other Fires	101	6%
Vehicle Accidents	186	10%
Medical Calls	1141	64%
Hazmats/FMS	91	5%
Public Assistance	198	11%
Other	13	1%
<b>TOTAL CALLS</b>	<b>1,794</b>	<b>100%</b>

The South Lake County FPD is similar to the other fire protection districts in that the majority of the calls are medical calls.

The South Lake County FPD ISO "Final Community Classification" rating is a 04/4Y.

**South Lake County FPD Water Supply**

The South Lake County FPD relies on seven municipal water companies and private water sources including the following:

Callayomi County Water District, 21282 Stewart Street, PO Box 92, Middletown, CA 95461

Hidden Valley Lake CSD, 19400 Hartmann Road, Hidden Valley Lake, CA 95467  
Phone: 707-987-9271

Loch Lomond Mutual Water Company, PO Box 13, Cobb CA 95426  
Phone: 707-928-5262

CSA No.18 (Cobb), Lake County Special Districts Dept., 230 N. Main St., Lakeport CA 95453  
Phone: 707-263-0119 Fax: 707-263-3836

**South Lake County FPD Budget**

The South Lake County FPD budget is shown below. The District has a parcel tax with various fees depending on the type of development. The fee for a single family home is \$236.00 per year. The District also has mitigation fees for new construction.

The Budget shows a higher amount for expenditures than for revenue but the actual expenses may be lower.

<b>SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT BUDGET 2023-24 REVENUE<sup>115</sup></b>				
		<b>2021-22 Actual</b>	<b>2022-23 Actual</b>	<b>2023-24 Adopted</b>
<b>PROPERTY TAXES</b>				
10-10	Current Secured	1,537,092	1,641,805	1,678,000
10-15	ERAF-SRAF	0	0	0
10-20	Current Unsecured	30,857	34,261	34,000
10-25	Supplemental 813- Current	23,454	29,134	0
10-35	Supplemental 813-Prior	6,297	7,123	0
10-40	Prior Unsecured	1,269	2,093	0
<b>PERMITS</b>				
21-60	Other	16,096	14,891	14,000
<b>RENTS AND CONCESSIONS</b>				
42-10	Rents and Concessions	0	0	0
<b>REVENUE FROM USE OF MONEY</b>				
42-01	Interest	10,846	78,840	26,000
<b>STATE AID</b>				
54-60	HOPTR	13,332	12,850	13,000
54-90	Other	174,397	61,465	35,000
<b>OTHER GOVERNMENT AGENCIES</b>				
56-30	Other	132,844	275,845	84,080
<b>SALES</b>				
79-50	Revenue Applicable Prior Year	95,206	193,616	0
79-70	Other Sales- Miscellaneous	22	2	0
<b>OTHER</b>				
79-90	Miscellaneous	51,017	10,291	0
79-91	Cancelled Checks	1,703	29	0
79-92	Insurance Rebate	6,183	6,071	
79-93	Insurance Proceeds	0	494	0
<b>OPERATING TRANSFERS</b>				
81-22	In	16,087	13,913	0
<b>LONG-TERM NOTES</b>				
82-01	Capital Assets	0	0	50
<b>TOTAL REVENUE</b>		<b>\$5,010,759</b>	<b>\$5,453,538</b>	<b>\$4,284,080</b>

<sup>115</sup> Fong, Gloria@CALFIRE

<b>South Lake County Fire Protection District Budget 2023-24 EXPENSES<sup>116</sup></b>				
		<b>2021-22 Actual</b>	<b>2022-23 Actual</b>	<b>2023-24 Adopted</b>
<b>SALARIES AND EMPLOYEE BENEFITS</b>				
01-11	Permanent	6,100	6,100	6,300
01-12	Extra Help	126,232	123,982	115,000
01-13	OT, Holiday, Standby	37,351	22,107	36,750
02-21	FICA	13,294	12,046	12,600
03-30	Health/Life Insurance	26,886	21,491	35,595
03-31	Unemployment	2,801	1,909	5,250
04-00	Worker's Compensation	26,483	29,881	31,101
<b>SERVICES AND SUPPLIES</b>				
11-00	Clothing & Personal Supplies	8,486	41,801	25,200
12-00	Communications	28,543	16,504	23,100
13-00	Food	1,722	5,031	2,625
14-00	Household Expense	6,491	7,375	15,750
15-10	Other-Insurance	52,037	55,841	63,000
17-00	Maintenance-Equipment	78,263	79,769	84,000
18-00	Maintenance Buildings & Imps	82,660	121,537	92,014
19-40	Medical Expense	49,631	52,232	48,825
20-00	Memberships	1,700	1,700	6,510
22-70	Supplies	4,944	4,030	3,150
22-71	Postage	2,719	1,122	2,751
22-72	Books & Periodicals	0	0	0
23-80	Professional/Spec. Services	2,831,080	3,676,936	4,658,761
24-00	Publication and Legal Notices	306	287	1,155
27-00	Small Tools and Instruments	2,402	1,283	3,675
28-30	Supplies and Services	150,453	250,192	79,720
28-48	Ambulance Expense	114,914	313,311	208,600
29-50	Transportation & Travel	14,150	12,979	10,500
30-00	Utilities	70,774	94,869	100,000
38-00	Inventory Items	74,300	42,930	21,000
<b>OTHER CHARGES</b>				
42-10	Notes & Loans	0	0	0
48-00	Taxes and Assessments	132	133	210
<b>CAPITAL ASSETS</b>				
61-60	Current Bldg & Improvements	23,400	24,500	0
61-69	Prior Bldg & Improvements	0	0	0
62-74	Current Equipment / Other	186,027	126,049	0
62-79	Prior Equipment/Other	81,133	13,410	0
<b>TOTAL EXPENDITURES/ APPROPRIATIONS</b>		<b>4,105,415</b>	<b>5,162,333</b>	<b>5,693,642</b>
<b>Net Cost</b>		<b>905,344</b>	<b>291,205</b>	<b>(1,409,562)</b>

<sup>116</sup> Fong, Gloria@CALFIRE

### Insurance Service Organization (ISO) Rating

The Insurance Service Organization provided a letter to the South Lake County FPD on May 13, 2020 notifying the District that they achieved a one class improvement, and clarifying that in this rating area class 5 to 1, it can be challenging to better your score a whole point.

Below is the District's most recent Summary of Public Protection Classification (PPC) Review:

*separately and assigned an individual classification.*

<b>FSRS Feature</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	2.40	3
422. Credit for Telecommunicators	3.20	4
432. Credit for Dispatch Circuits	1.50	3
<b>440. Credit for Receiving and Handling Fire Alarms</b>	<b>7.10</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	6.00	6
523. Credit for Reserve Pumpers	0.06	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	2.56	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.50
561. Credit for Deployment Analysis	5.87	10
571. Credit for Company Personnel	5.38	15
581. Credit for Training	5.14	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>30.01</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	18.00	30
621. Credit for Hydrants	2.74	3
631. Credit for Inspection and Flow Testing	3.59	7
<b>640. Credit for Water Supply</b>	<b>24.33</b>	<b>40</b>
<b>Divergence</b>	<b>-0.16</b>	<b>-</b>
<b>1050. Community Risk Reduction</b>	<b>3.56</b>	<b>5.50</b>
<b>Total Credit</b>	<b>64.84</b>	<b>105.50</b>

The water pressure and hydrants data chart on the following page is from 2014; however, no recent data is available. As noted in the chart, several water districts are involved, so it would require coordination with each district to improve the water flows.

The chart shows that there is a gap between what the ISO needs and what is available.

<b>South Lake County FPD ISO HYDRANT FLOW DATA SUMMARY May 6, 2014</b>						
<b>Test Location</b>	<b>Service</b>	<b>Flow GPM</b>	<b>Pressure PSI</b>		<b>Flow at 20 PSI</b>	
			<b>Static</b>	<b>Residual</b>	<b>Need*</b>	<b>Avail.</b>
Santa Clara near Central Park	Callayomi County Water District	1970	50	20	1000	2000
Hobergs Evergreen Dr.	Cobb Area County Water District	380	46	16	4500	350
Hobergs Evergreen Dr.	Cobb Area County Water District	380	46	16	3500	350
Hobergs Dr. S. of Angelly Dr.	Cobb Area County Water District	560	60	34	750	700
Snead Road	Adams Springs Water District	610	110	70	750	950
Lema Lane	Adams Springs Water District	990	80	70	500	2600
Anderson Springs Road	Anderson Spring CSD	860	70	28	1000	950
Rose Anderson & Mira Vista	Anderson Spring CSD	750	106	42	750	900
Lake Ridge Circle	Hidden Valley Lake CSD, Zone 1	900	77	32	2500	1000
Lake Ridge Circle	Hidden Valley Lake CSD, Zone 1	900	77	32	2000	1000
Deer Hill Road and Park Point Ct.	Hidden Valley Lake CSD	750	165	155	1000	3200
Powder Horn Road	Hidden Valley Lake CSD	750	97	40	1000	900
Lassen & Elliott	Cobb Area County Water Dist.	530	55	18	750	500
Main St. and Bush St.	Callayomi County Water District	1910	56	20	3000	1900
Young St. and Washington St.	Callayomi County Water District	1600	60	34	3500	2000
Young St. and Washington St.	Callayomi County Water District	1600	60	34	2250	2000

\*Needed is the rate of flow for a specific duration for a full credit condition. Needed Fire Flows greater than 3,500 gpm are not considered in determining the classification of the city when using the Fire Suppression Rating Schedule.

**C. South Lake County Fire Protection District MSR**

**1. Growth and Population Projections for the South Lake County Fire Protection District Area<sup>117</sup>**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

**A. South Lake County Area Population Projections**

The South Lake County FPD Fire Mitigation Fee Nexus Study estimates that 23 new homes will be built in the District each year until 2040.<sup>118</sup> The average population per home is estimated to be three, an increase of 69 people per year for the District or 690 over a ten year period.

**B. MSR Determinations on Growth and Population Projections for the South Lake County Area**

MSR F1 The population of the South Lake County FPD is estimated to be approximately 11,000 and is expected to increase by approximately 700 people per year until 2040.

**2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) within or Contiguous to South Lake County<sup>119</sup>**

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.*

**A. Determination of South Lake County FPD Area Disadvantaged Unincorporated Community Status**

None of the communities within the South Lake County FPD qualify as Disadvantaged. All have Median Household Incomes above the State Median Household Income (\$91,905 in 2022) or above 80% of the State Median Household Income (\$79,572.48 in 2022).

**B. MSR Determinations on Disadvantaged Unincorporated Communities near South Lake County FPD**

MSR F3 There are no Disadvantaged Unincorporated Communities within the South Lake County Fire Protection District.

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<sup>117</sup> California Government Code Section 56430 (a) (1)

<sup>118</sup> Ridgeline Municipal Strategies, South Lake County Fire Protection District Fire Mitigation Fee Nexus Study, January 2, 2024, Page 16.

<sup>119</sup> California Government Code Section 56430 (a) (2)

### **South Lake County FPD Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*<sup>120</sup>

#### **Infrastructure**

The South Lake County FPD four fire stations and the equipment for each station are described above in this report. The South Lake County FPD has a special tax to raise funds for replacing equipment.

#### **MSR Determinations on Infrastructure for South Lake County FPD**

- MSR F4      The equipment and capacity for the South Lake County FPD are adequate. The District has 12 paid firefighters and 25 volunteers.
- MSR F5      The SLCFPD operates two emergency Advanced Life Support ambulances on a 24/7 basis.
- MSR F6      The South Lake County FPD has capital improvement plans in place to maintain and improve equipment and buildings.
- MSR F7      The South Lake County FPD has a special tax to use for equipment replacement.

## **2. Financial Ability to Provide Services<sup>121</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

### **A. Financial Considerations for South Lake County FPD**

The Budget for the South Lake County FPD is shown above in this report.

### **B. MSR Determinations on Financing for South Lake County FPD**

- MSR F8      The South Lake County FPD has a parcel tax for Paramedic and Fire Protection Services.<sup>122</sup>
- MSR F9      The South Lake County FPD has mitigation fees for new development.
- MSR F10     The South Lake County FPD uses volunteers to keep the cost of staff lower.
- MSR F11     The South Lake County FPD budgets for more expenses than revenues.
- MSR F12     The Audit should be included on the District website.

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<sup>120</sup> California Government Code Section 56430 (a) (3)

<sup>121</sup> California Government Code Section 56430 (a) (4)

<sup>122</sup> Duncan, Paul@CALFIRE, March 12, 2004

### **3. South Lake County FPD Opportunities for Shared Facilities<sup>123</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

#### **A. South Lake County FPD Facilities**

The South Lake County FPD facilities are described above in this report.

#### **B. MSR Determinations on Shared Facilities for South Lake County FPD**

MSR F13 In order to provide stability, SLCFPD on June 15, 2000, voted to integrate their services with those of the CALFIRE effective July 1, 2000. The District contracts with CALFIRE for administrative services.<sup>124</sup>

MSR F14 Due to the loss of geothermal tax revenue, fiscal constraints have encouraged SLCFPD to re-negotiate a three-year contract with Calpine in 2007 to provide Emergency Medical Services (Basic and Advanced Life Support), certifiable training to Calpine employees in Standard Industrial First Aid, First Responder and CPR, as well as Fire Prevention and Control training, along with OSHA compliance training to the Calpine Health and Safety group. SLCFPD will also work with Calpine to coordinate the Geysers' Emergency Preparedness and Response Plans and conduct Emergency Response Drills.

MSR F15 Dispatch services for the South Lake County FPD are provided by CALFIRE Sonoma Lake Napa Unit through contract.<sup>125</sup>

MSR F16 The South Lake County FPD is in favor of the JPA for ambulance service throughout Lake County.

MSR F17 The South Lake County FPD relies on seven municipal water companies/districts, including Callayomi County Water District, Hidden Valley Lake CSD, Loch Lomond Mutual Water Company, CSA No.18 (Cobb), and private water sources.

### **4. Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>126</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

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<sup>123</sup> California Government Code Section 56430 (a) (5)

<sup>124</sup> Lake LAFCO, Executive Officer's Report, Jerusalem Valley Annex to the SLFPD, July 19, 2006.

<sup>125</sup> Lake LAFCO, Executive Officer's Report, Jerusalem Valley Annex to the SLFPD, July 19, 2006.

<sup>126</sup> California Government Code Section 56430 (a) (6)

## **Government Structure**

The South Lake County FPD maintains a website as required by the State law. The five member board of directors meets regularly at the Middletown Fire Station and meetings can be accessed remotely via the internet.

### **MSR Determinations on Government Structure for South Lake County FPD**

MSR F18      The South Lake County FPD maintains a website as required by California State Law. The ISO report should be posted on the District website.

MSR F19      The five member Board of Directors has regular meetings open to the public in person or via the internet.

MSR F20      The South Lake County FPD works with both paid staff and volunteers.

### **D. South Lake County Fire Protection District Sphere of Influence**

#### **Recommendation for South Lake County Fire Protection District Sphere of Influence**

The recommendation for the South Lake County FPD Sphere of Influence is that it be the same as the District boundary.

#### **1. Present and Planned Land Uses in the South Lake County Fire Protection District Area, Including Agricultural and Open Space Lands**

#### **General Plan and Zoning for the South Lake County Fire Protection District**

The Lake County General Plan was prepared in 2008. The General Plan recognizes the communities of Middleton, Hidden Valley Lake (Coyote Valley) and Cobb (Boggs Lake/Cobb/Loch Lomond Mountain Area).

#### **SOI Determinations on Present and Planned Land Use for South Lake County Fire Protection District**

SOI F1      SLCFPD contains extensive areas of brush and timber that create high and extreme fire hazards to both urban and rural residential developments in which individual dwellings and small developments have been constructed with concentrations in the central and northern portions of the District. Because of this, the fire district has spearheaded and supported the South Lake Fire Safe Council's Chipper/Abatement Program. Since 2003, the Council has funded the completion of over 10 miles of shaded fuel breaks in the communities of Loch Lomond, Pine Summit, Pine Grove, Rancheria, Seigler Canyon, Seigler Springs, the Cobb School, and the Summit Pool.

- SOI F2      There are numerous areas within SLCFPD where access for fire-fighting apparatus to structures is not available due to inadequate roads or bridges. The load limits on Big Canyon Road bridges prevents access of apparatus and the inability to use this road significantly increases response times from the Middletown and Hidden Valley stations to the Loch Lomond area.
- SOI F3      The South Lake County Fire Protection District includes two Planning Areas in the Lake County General Plan: Cobb Mountain and Middletown.<sup>127</sup>
- SOI F4      Middletown and Coyote Valley each have Community Growth Boundaries in the Lake County General Plan.<sup>128</sup>

## **2. Present and Probable Need for Public Facilities and Services in the South Lake County Fire Protection District Area<sup>129</sup>**

### **Municipal Service Background**

There will be a continuing need for the South Lake County Fire Protection District to provide for fire protection and medical assistance in an area with many fire dangers and limited water and medical facilities.

### **SOI Determinations on Facilities and Services and Probable Need for South Lake County Fire Protection District**

- SOI F5      The need for the South Lake County FPD to serve the existing 11,000 residents and additional residents to come will continue.

## **3. Present Capacity of Public Facilities and Adequacy of Public Services<sup>130</sup>**

### **Capacity Background**

The capacity of the South Lake County FPD is adequate and the District will work to maintain and improve services.

### **SOI Determinations on Public Facilities Present and Future Capacity for South Lake County Fire Protection District**

- SOI F6      The fire protection and emergency medical services provided by the South Lake County Fire Protection District are adequate and will be maintained by property tax and special tax funding.

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<sup>127</sup> Lake County General Plan, September 2008, Page 2-2.

<sup>128</sup> Lake County General Plan, September 2008, Page 2-2.

<sup>129</sup> California Government Code Section 56425 (e) (2)

<sup>130</sup> California Government Code Section 56425 (e) (3)

#### **4. Social or Economic Communities of Interest for South Lake County Fire Protection District<sup>131</sup>**

##### **Community**

As described above in this report, the South Lake County Fire Protection District serves four communities and maintains a fire station in each of the communities: Middleton, Loch Lomond, Hidden Valley Lake and Cobb. Although each community has a distinct history, it is important for the people to work together and to provide a community spirit for the whole area.

##### **SOI Determinations on Social or Economic Communities of Interest for South Lake County Fire Protection District**

- SOI F7        There are four communities within the South Lake County FPD and the District has to work to unite them for support of fire protection and emergency medical services.
- SOI F8        The District maintains fire stations in each of the four communities to serve the entire area.
- SOI F9        It is an economic benefit for the communities to have fire protection and emergency medical services available.

#### **5. Disadvantaged Unincorporated Community Status<sup>132</sup>**

##### **Disadvantaged Unincorporated Communities**

None of the communities within the South Lake County FPD qualify as Disadvantaged. All have Median Household Incomes above the State Median Household Income (\$91,905 in 2022) or above 80% of the State Median Household Income (\$79,572.48 in 2022).

##### **Disadvantaged Unincorporated Community Status**

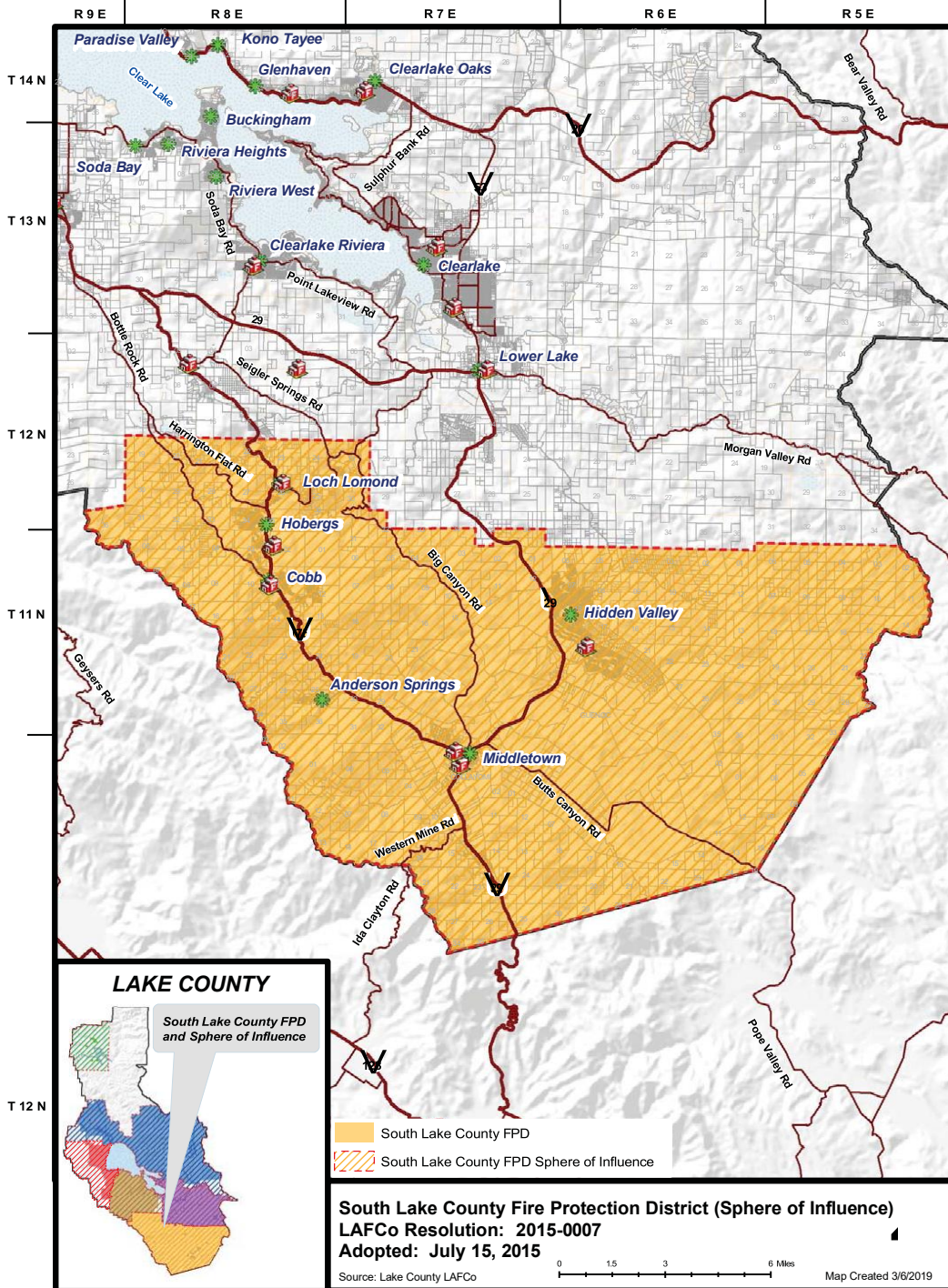
- SOI F10        There are no Disadvantaged Unincorporated Communities with the South Lake County Fire Protection District.

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<sup>131</sup> California Government Code Section 56425 (e) (4)

<sup>132</sup> California Government Code Section 56425 (e) (5)

## SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT



## 8 LAKE PILLSBURY FIRE PROTECTION DISTRICT

The Lake Pillsbury Fire Protection District is located in the northern part of Lake County and is surrounded by the Mendocino National Forest. The District is included for the sake of completeness but is remote and isolated from the other five fire protection districts in Lake County.

### Lake Pillsbury Area

#### **Lake Pillsbury History**

Lake Pillsbury is a lake in the Mendocino National Forest, created from the Eel River and Hull Mountain watershed by Scott Dam. Elevation is 1,818 feet with 65 miles of shoreline and covering 2,003 acres.

In 1906, W.W. Van Arsdale formed the Eel River Power and Irrigation Company and contracted with the City of Ukiah for a hydroelectric generating station to increase electricity supply for the City. A diversion dam was built on the Eel River and a mile-long tunnel was constructed to divert water into the Russian River. A powerhouse was constructed in Potter Valley. It was called the Potter Valley Project or Eel River Project.

Later that year, the Snow Mountain Water and Power Company incorporated and took over the project from Van Arsdale's company. By 1908 water was being diverted to the power plant and then to the Russian River. Part two of the project was building the dam which created Lake Pillsbury, located 12 miles upstream.

Scott Dam was completed in 1921 as a concrete gravity structure, 138 feet high, 805 feet long at its crest, and impounding a maximum capacity of 86,400 acre feet. It maintains water flow to the hydroelectric plant during times of low water runoff. Pacific Gas and Electric Company (PG&E) acquired the project in 1933, and maintains the facilities. The lake is named for one of the founders of Snow Mountain Water and Power Company. The Pillsbury hydroelectric plant is the only one in the north coast region of California operated by PG&E.

In 2019, PG&E notified the Federal Energy Regulatory Commission they would not seek to relicense the Potter Valley project noting the project was no longer economically viable.

PG&E has stated that their plan for decommissioning the Project "will include the removal of in- water facilities such that no feature will continue to impound water and the natural flow of the river will occur." If this plan is approved, it would restore the Eel River to a free flowing state making it the longest undammed river in California. In 2023, PG&E announced that they would no longer close the gates at the spillway which would lead to lower water levels in the Lake.<sup>1</sup>

[California Department of Fish and Wildlife](#) stock the Lake with trout annually. Other fish include black bass, steelhead, pike and minnow.

The California Office of Environmental Health Hazard Assessment (OEHHA) has developed a safe eating advisory for Lake Pillsbury based on levels of mercury or PCBs found in fish caught from this water body.

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<sup>1</sup> [Water Levels at Lake Pillsbury to Be Lower this Year - PGE Currents](#), April 4, 2024.

Hiking trails at the lake include an interpretive nature trail at Sunset Campground and the 4-mile Lake Shore Loop Trail. Other nearby recreational opportunities include the Snow Mountain Wilderness located east of Lake Pillsbury. The Bloody Rock historic area is located within the wildlife refuge north of the lake as well as the Eel River and the Wild and Scenic Black Butte River.

Lake Pillsbury is part of the Mendocino National Forest and is under the Upper Lake District Office, Phone 707-275-2361. The Hours are limited for March and April 2024.

### **Lake Pillsbury Development**

In 1969, performers Jack Haley and Jackie Gleason purchased the Fuller Ranch and created the Pillsbury Ranch subdivision.

Activities in the Lake Pillsbury Recreation Area include powerboating, fishing, swimming, sailing, picnicking, hiking and hang gliding. There are two main access roads to the Lake. At the north end of the Lake is a small gravel airstrip. About 400 vacation cabins including National Forest Recreational Residences (private cabin leases of public lands) ring the Lake.

There are five campgrounds, two group campgrounds, two paved boat ramps and a resort at the Lake. The Lake Pillsbury Resort operates a marina with rentals, boat slips and supplies. All types of boating are allowed, including boat camping.

### **Lake Pillsbury Fire Protection District**

#### **Lake Pillsbury FPD Board of Directors**

The Lake Pillsbury Fire Protection District has a five-member elected Board of Directors as follows:

Chairman:	Stacy Delventhal	Term Expires 2026
Member:	Gordon Hasler	Term Expires 2024
Member:	Heather Hasler	Term Expires 2024 Phone 707-743-2014
Member:	Raymond Todt	Term Expires 2026
Member:	Warner Henderson	Term Expires 2024

Phone: 707-743-1625 (Lake Pillsbury Property Owners Association, 10:00 a.m. to 2:00 pm (Friday through Monday) Alternative Phone: Larry Thompson 707-477-6079

## Lake Pillsbury FPD Facilities and Equipment

The District has two fire stations. The community of Lake Pillsbury Ranch has allocated a building near the entrance gate to the 450 lot community known as Station 95 at the North end of Lake Pillsbury and Station 96 Rice Fork station is located at the south end of the Lake. Fire Department resources are as follows:

### Station 95, Lake Pillsbury Ranch

**Apparatus:**

Identifier	Type	Descriptive Pump	Gallons	Staffing	VIN Lic.	Plate
E-9521	Type 1	2000 HME	1250 gpm 850 gal.	3.0 min.	44KFT4288YWZ19050	959493
E-9621	Type 3 1	988 Ford	500 gpm 750 gal.	2.0 min.	1FDYD8OUXJVA46380	202792
E-9543	Type 6	2000 Ford	250 gpm 300 gal.	2.0 min.	1FDXE45F5YHB52224	1359300
A-9521	Type 3 Amb.	2001 Ford -	n/a - - n/a -	2.0 min.	1FDXE45F61HA06243	1288149
E-9554	UTV 6X6 2	021 Can Am	164 gpm -n/a-	2.0 min.	3JB6GAX43NK000162	149913
U-9511	Utility	1999 Chev. -	n/a - - n/a -	1.0 min.	3GNEK18R5XG132340	994959

### Station 96, Rice Fork

**Apparatus:**

Identifier	Type	Descriptive Pump	Gallons	Staffing	VIN Lic.	Plate
E-9632	Type 3	1998 International	500 gpm 500 gal.	3.0 min.	1HTLFTVNOHH446632	1284110
E-9642	Type 6	1988 Ford	250 gpm 200 gal.	2.0 min.	2FDLF47G2JCB24380	104792
U-9500	Utility	2002 Chev.	-n/a- -n/a-	1.0 min.	1GCEK19T02E160257	1658853
FB-9611		Fire Boat 1972 Gregory	250 gpm	3.0 min	Vessel/Hull#: 32284	CF5998XC
A-9622	Type 3 Amb.	2000 Ford	- n/a - - n/a -	2.0 min.	1FDXE45F5YHB52224	1359300

The “Lake County Community Wildfire Protection Plan” suggested that the Lake Pillsbury FPD could benefit from the addition of paid firefighters, radio communications, and additional sites for 911-use, as well as more funding for training and equipment replacement. <sup>2</sup> The same plan showed the following information for the Lake Pillsbury FPD:

<b>Summary of Assets and Associated Wildfire Risks for Lake Pillsbury FPD<sup>3</sup></b>					
Assets at Risk	Fuel Hazard	Risk of Wildfire Occurrence	Structural Ignitability	Fire-Fighting Capability	Overall Risk Observations
Low	High	High	High	Low	High wildfire threat, surrounding fuels. USFS in-holding community, limited fire protection capacity. Limited water supply outside LP Ranch.

### Lake Pillsbury FPD Water Supply

The Lake Pillsbury Fire Protection District has added 8 large water tanks at various places in the Lake Pillsbury Ranch Community to supply water for fire protection.<sup>4</sup> Six larger water tanks were recently added to the USFS Homesites Community (Dedicated to Fire Protection Only).

Dedicated Water Supply for Fire Suppression within the four distinct Communities is a continual challenge for the District, and short term mitigations are: 30,000gal. Community Water Tank storage with Fire District Connections, as well as the need for two Water Tenders.

<sup>2</sup> Lake County Community Wildfire Protection Plan, Overview and Summary, Page 8.

<sup>3</sup> Lake County Community Wildfire Protection Plan, Overview and Summary, Page 10.

<sup>4</sup> Lake Pillsbury Homeowners Association 707-743-1625, April 15, 2024.

**Lake Pillsbury FPD Finances**

The Lake County Auditor showed the following budget for the Lake Pillsbury FPD:

<b>Lake Pillsbury Fire Protection District Budget 2023-2024-Revenue</b>			
	<b>2021-2022 Actual</b>	<b>2022-23 Actual</b>	<b>2023-2024 Adopted</b>
<b>Taxes</b>			
10-10 Current Secured	(43)	(40)	0
<b>Permits</b>			
21-60 Other	1,831	1,025	1,025
<b>Fines, Forfeit, Penalties</b>			
31-95 Penalties/Cost Dequincy	4,542	102	0
<b>Use of Money and Property</b>			
42-01 Interest	38	367	0
<b>Charges for Services</b>			
69-29 Fire Protection	20,976	16,613	18,042
<b>Miscellaneous</b>			
79-91 Cancelled Checks	160	0	0
<b>Revenue-Total</b>	<b>27,505</b>	<b>18,067</b>	<b>19,067</b>
<b>Lake Pillsbury Fire Protection District Budget 2023-2024-Expenses</b>			
	<b>2021-2022 Actual</b>	<b>2022-23 Actual</b>	<b>2023-2024 Adopted</b>
<b>Salaries and Benefits</b>			
04-00 Worker's Compensation	3,469	5,138	6,365
<b>Services and Supplies</b>			
15-10 Other	3,569	5,914	5,521
22-70 Supplies	0	0	100
22-71 Postage	17	0	50
23-80 Professional & Specialized	1,004	868	2,907
24-00 Publications and Legal Notice	0	0	200
28-30 Supplies and Services	1,830	5,475	12,095
29-50 Transportation and Travel	0	0	2,500
<b>Expenditures/Appropriations-Total</b>	<b>9,889</b>	<b>17,395</b>	<b>29,738</b>
<b>Net Cost:</b>	<b>(17,616)</b>	<b>(672)</b>	<b>10,671</b>

**C. Lake Pillsbury Fire Protection District Municipal Service Review**

**1 Growth and Population Projections for the Lake Pillsbury Fire Protection District Area<sup>5</sup>**

*Purpose: To evaluate services needs based on existing and anticipated growth patterns and population projections.*

**Lake Pillsbury Area Population Projections**

The population of the Lake Pillsbury area is not expected to increase because the land is owned by the US Government and is part of the Mendocino National Forest. The estimated population in the District approximately 3,500.

**MSR Determinations on Growth and Population Projections for the Lake Pillsbury Area**

<sup>5</sup> California Government Code Section 56430 (a) (1)

MSR G1) The Lake Pillsbury FPD area is not expected to grow in population because it is surrounded by the Mendocino National Forest.

## **2 Location and Characteristics of any Disadvantaged Unincorporated Communities (DUC) Near or Contiguous to Lake Pillsbury**<sup>6</sup>

*Purpose: To comply with the State Law to examine any unincorporated areas which could be provided with better services by annexing to an adjacent city.*

### **Determination of Lake Pillsbury FPD Area Disadvantaged Unincorporated Community (DUC) Status**

There is no information regarding the income for residents of the Lake Pillsbury FPD. It is unlikely that the community is disadvantaged and there is no city or district that could annex this area.

### **MSR Determinations on Disadvantaged Unincorporated Communities near Lake Pillsbury FPD**

MSR G2) Lake LAFCO and Lake County have not designated any Disadvantaged Unincorporated Communities and there are no cities in the area that could annex a DUC within the Lake Pillsbury FPD.

## **3 Capacity and Infrastructure**

*Purpose: To evaluate the present and planned capacity of public facilities, adequacy of public services and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*<sup>7</sup>

### **Infrastructure**

The Lake Pillsbury Fire Protection District has sufficient equipment and has added 8 water tanks and six larger tanks at the USFS Homesites community thereby providing water for fire protection for two HOA communities. There is 30,000 gallons dedicated exclusively to fire protection.

The Lake Pillsbury FPD receives approximately 28 calls for service annually, and over 80% of those services calls are medical/EMS in nature.

The ISO rating for the Lake Pillsbury FPD is 5/5x. For comparison, the District's past ISO ratings were: 2006 - 5/9, 2015 - 05/05X, 2020 - 05/05X. The district expects the next ISO review to be conducted soon, meanwhile, attached is the ISO evaluation for the District.

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<sup>6</sup> California Government Code Section 56430 (a) (2)

<sup>7</sup> California Government Code Section 56430 (a) (3)

<b>Lake Pillsbury Fire Protection District</b>		
<b>Fire Service Rating Feature</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunications	3.71	4
432. Credit for Dispatch Circuits	2.91	3
<b>440. Credit for Emergency Communications</b>	<b>9.62</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	1.39	6
523. Credit for Reserve Pumpers	0.00	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	0.08	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.50
561. Credit for Deployment Analysis	2.69	10
571. Credit for Company Personnel	2.00	15
581. Credit for Training	4.46	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>16.34</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	30.00	30
621. Credit for Hydrants	2.25	3
631. Credit for Inspection and Flow Testing	3.2	7
<b>640. Credit for Water Supply</b>	<b>35.45</b>	<b>40</b>
<b>Divergence</b>		
<b>1050. Community Risk Reduction</b>	<b>4.01</b>	<b>5.50</b>
<b>Total Credit</b>	<b>65.42</b>	<b>105.50</b>

### **MSR Determinations on Infrastructure for Lake Pillsbury FPD**

MSR G3)      The Lake Pillsbury FPD has sufficient infrastructure and capacity for firefighting within its service area.

#### **4. Financial Ability to Provide Services<sup>8</sup>**

*Purpose: To evaluate factors that affect the financing of needed improvements and to identify practices or opportunities that may help eliminate unnecessary costs without decreasing service levels.*

##### **Financial Considerations for Lake Pillsbury FPD**

The Budget for the Lake Pillsbury Fire Protection District is shown above in this report.

##### **MSR Determinations on Financing for Lake Pillsbury FPD**

MSR G4) A Budget for the Lake Pillsbury Fire Protection District is prepared by the Lake County Auditor and is available in the Auditor's report on Special District Budgets. If there is an Audit for this District it should be made available to the public. The district is funded by a special tax on developed (\$60.00) and undeveloped parcels (\$18.00). There is no AB-8 funds provided to the district.

#### **5 Lake Pillsbury FPD Opportunities for Shared Facilities<sup>9</sup>**

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

##### **Lake Pillsbury FPD Facilities**

The Lake Pillsbury FPD has sufficient facilities to serve the District area and however, is too far away from other districts to share facilities.

##### **MSR Determinations on Shared Facilities for Lake Pillsbury FPD**

MSR G5) The nearest ambulance service is from the Northshore FPD Lake Lake Fire Station. The LPFPD has two rescue ambulances to transport patients to and ALS Helicopter or ALS Ambulance.

#### **6 Accountability for Community Service Needs, Government Structure and Operational Efficiencies<sup>10</sup>**

*Purpose: To consider the advantages and disadvantages of various government structures that could provide public services, to evaluate the management capabilities of the organization and to evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.*

##### **Government Structure**

The Lake Pillsbury Fire Protection District has a five member board of directors and meets quarterly and has a website [www.lakepillsburyfire.com](http://www.lakepillsburyfire.com)

##### **MSR Determinations on Government Structure for Lake Pillsbury FPD**

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<sup>8</sup> California Government Code Section 56430 (a) (4)

<sup>9</sup> California Government Code Section 56430 (a) (5)

<sup>10</sup> California Government Code Section 56430 (a) (6)

MSR G6) The Lake Pillsbury FPD has a five member Board of Directors and meets quarterly. There is a website specifically for the Lake Pillsbury FPD and has an ISO rating soon to be updated.

## **D Lake Pillsbury Fire Protection District Sphere of Influence**

### **Recommendation for Lake Pillsbury Fire Protection District Sphere of Influence**

The recommendation for the Lake Pillsbury FPD Sphere of Influence is that it be the same as the District boundary.

#### **1. Present and Planned Land Uses in the Lake Pillsbury Fire Protection District Area, Including Agricultural and Open Space Lands**

#### **General Plan and Zoning for the Lake Pillsbury Fire Protection District**

The Lake Pillsbury development is within the Mendocino National Forest so it is unlikely that the Forest Service will allow additional development.

#### **SOI Determinations on Present and Planned Land Use for Lake Pillsbury Fire Protection District**

SOI G1] Development within the Lake Pillsbury FPD is limited to existing development because the Mendocino National Forest has no plans to allow additional homes in the area.

#### **2 Present and Probable Need for Public Facilities and Services in the Lake Pillsbury Fire Protection District Area<sup>11</sup>**

##### **Municipal Service Background**

There is a need for the Lake Pillsbury Fire Protection District to serve the development in this isolated area.

##### **SOI Determinations on Facilities and Services and Probable Need for Lake Pillsbury Fire Protection District**

SOI 2-1] There is a need for the Lake Pillsbury Fire Protection District as long as development is allowed within this area of the Mendocino National Forest.

#### **3 Present Capacity of Public Facilities and Adequacy of Public Services<sup>12</sup>**

##### **Capacity Background**

The capacity of the Lake Pillsbury FPD is sufficient due to the small number of residents.

##### **SOI Determinations on Public Facilities Present and Future Capacity for Lake Pillsbury Fire Protection District**

SOI G3] The Lake Pillsbury Fire Protection District has sufficient capacity for both fire- fighting and medical assistance.

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<sup>11</sup> California Government Code Section 56425 (e) (2)

<sup>12</sup> California Government Code Section 56425 (e) (3)

SOI G4] The capacity of the Lake Pillsbury Fire Protection District may increase even though no further development is anticipated within the District Area.

#### **4 Social or Economic Communities of Interest for Lake Pillsbury Fire Protection District<sup>13</sup>**

##### **SOI Determinations on Social or Economic Communities of Interest for Lake Pillsbury Fire Protection District**

SOI G5] The Lake Pillsbury FPD does provide a focus for the Lake Pillsbury community and it is in the economic interest of the community to protect the area with a volunteer Fire District.

#### **5 Disadvantaged Unincorporated Community Status<sup>14</sup>**

##### **Disadvantaged Unincorporated Communities**

Disadvantaged Unincorporated Community (DUC) status is based on Median Household Income. The 2022 income data available for the Lake Pillsbury area (Census Designated Place) indicates the MHI for the Upper Lake Area is \$104,839, which includes the Lake Pillsbury area although the DWR Mapping tool indicates the Lake Pillsbury area to be a Disadvantaged Community. An income survey will be needed to determine if the Lake Pillsbury area is disadvantaged.

##### **Disadvantaged Unincorporated Community Status**

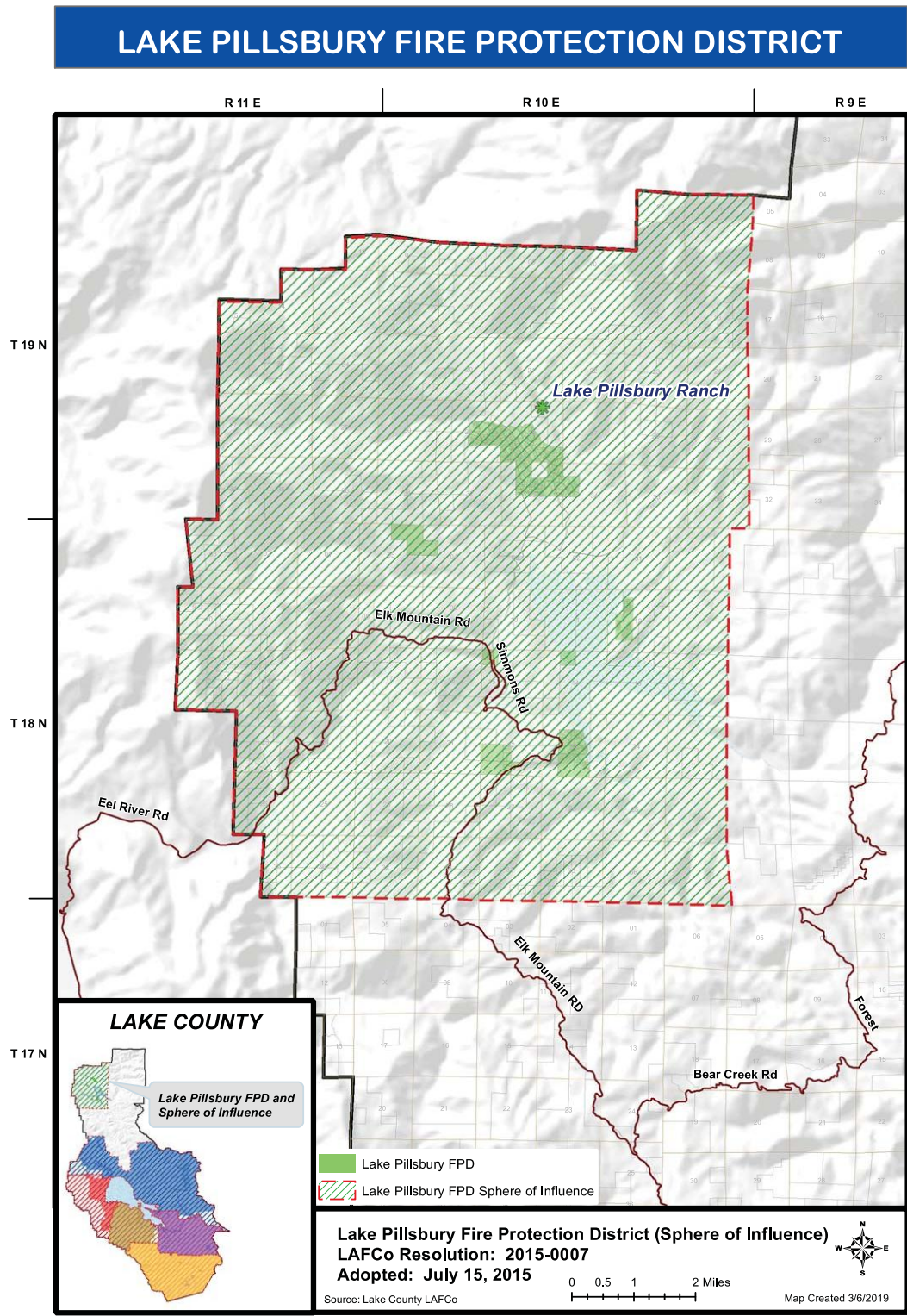
SOI G6] No data is available to determine DUC status for the Lake Pillsbury area and there are no cities in the area that could annex this development. The DWR mapping tool indicates the Lake Pillsbury area to be a DUC.

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<sup>13</sup> California Government Code Section 56425 (e) (4)

<sup>14</sup> California Government Code Section 56425 (e) (5)

# Map of Lake Pillsbury Fire Protection District





## **APPENDIX A: LOCAL GOVERNMENT FUNDING ISSUES**

### **1 Municipal Financial Constraints**

Municipal service providers are constrained in their capacity to finance services by the inability to increase property taxes, requirements for voter approval for new or increased taxes, and requirements of voter approval for parcel taxes and assessments used to finance services. Municipalities must obtain majority voter approval to increase or impose new general taxes and two-thirds voter approval for special taxes.

Limitations on property tax rates and increases in taxable property values are financing constraints. Property tax revenues are subject to a formulaic allocation and are vulnerable to State budget needs. Agencies formed since the adoption of Proposition 13 in 1978 often lack adequate financing.

#### **1.1 California Local Government Finance Background**

The financial ability of the cities and special districts to provide services is affected by financial constraints. City service providers rely on a variety of revenue sources to fund city operating costs as follows:

- Property Taxes
- Benefit Assessments
- Special Taxes
- Proposition 172 Funds
- Other contributions from city or district general funds.

As a funding source, property taxes are constrained by statewide initiatives that have been passed by voters over the years and special legislation. Seven of these measures are explained below:

##### **A. Proposition 13**

Proposition 13 (which California voters approved in 1978) has the following three impacts:

- Limits the ad valorem property tax rate
- Limits growth of the assessed value of property
- Requires voter approval of certain local taxes.

Generally, the measure fixes the ad valorem tax at one percent of value; except for taxes to repay certain voter approved bonded indebtedness. In response to the adoption of Proposition 13, the Legislature enacted Assembly Bill 8 (AB8) in 1979 to establish property tax allocation formulas.

##### **B. AB 8**

Generally, AB 8 allocates property tax revenue to the local agencies within each tax rate area based on the proportion each agency received during the three fiscal years preceding adoption of Proposition 13. This allocation formula benefits local agencies, which had relatively high tax rates at the time Proposition 13 was enacted.

### **C. Proposition 98**

Proposition 98, which California voters approved in 1988, requires the State to maintain a minimum level of school funding. In 1992 and 1993, the Legislature began shifting billions of local property taxes to schools in response to State budget deficits. Local property taxes were diverted from local governments into the Educational Revenue Augmentation Fund (ERAF) and transferred to school districts and community college districts to reduce the amount paid by the State general fund.

Local agencies throughout the State lost significant property tax revenue due to this shift, Proposition 172 was enacted to help offset property tax revenue losses of cities and counties that were shifted to the ERAF for schools in 1992.

### **D. Proposition 172**

Proposition 172, enacted in 1983, provides the revenue of a half-cent sales tax to counties and cities for public safety purposes, including police, fire, district attorneys, corrections and lifeguards. Proposition 172 also requires cities and counties to continue providing public safety funding at or above the amount provided in FY 92-93.

### **E. Proposition 218**

Proposition 218, which California voters approved in 1996, requires voter- or property owner-approval of increased local taxes, assessments, and property-related fees. A two-Thirds affirmative vote is required to impose a Special Tax, for example, a tax for a specific purpose such as a fire district special tax.

### **F. Mello-Roos Community Facilities Act**

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (a "CFD") which allows for financing of public improvements and services. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. By law, the CFD is also entitled to recover expenses needed to form the CFD and administer the annual special taxes and bonded debt.

A CFD is created by a sponsoring local government agency. The proposed district will include all properties that will benefit from the improvements to be constructed or the services to be provided. A CFD cannot be formed without a two-thirds majority vote of residents living within the proposed boundaries. Or, if there are fewer than 12 residents, the vote is instead conducted of current landowners.

In many cases, that may be a single owner or developer. Once approved, a Special Tax Lien is placed against each property in the CFD. Property owners then pay a Special Tax each year.

If the project cost is high, municipal bonds will be sold by the CFD to provide the large amount of money initially needed to build the improvements or fund the services. The Special Tax cannot be directly based on the value of the property. Special Taxes instead are based on mathematical formulas that take into account property characteristics such as the use of the property, square

footage of the structure and lot size. The formula is defined at the time of formation, and will include a maximum special tax amount and a percentage maximum of annual increase.

If bonds were issued by the CFD, special taxes will be charged annually until the bonds are paid off in full. Often, after bonds are paid off, a CFD will continue to charge a reduced fee to maintain the improvements.

## **G. Development Impact Fees**

A county, cities, special districts, school districts, and private utilities may impose development impact fees on new construction for purposes of defraying the cost of putting in place public infrastructure and services to support new development.

To impose development impact fees, a jurisdiction must justify the fees as an offset to the impact of future development on facilities. This usually requires a special financial study. The fees must be committed within five years to the projects for which they were collected, and the district, city or county must keep separate funds for each development impact fee.

### **1.2 Financing Opportunities that Require Voter Approval**

Financing opportunities that require voter approval include the following five taxes:

1. Special taxes such as parcel taxes
2. Increases in general taxes such as utility taxes
3. Sales and use taxes
4. Business license taxes
5. Transient occupancy taxes

Communities may elect to form business improvement districts to finance supplemental services, or Mello-Roos districts to finance development-related infrastructure extension. Agencies may finance facilities with voter-approved (general obligation) bonded indebtedness.

### **1.3 Financing Opportunities that Do Not Require Voter Approval**

Financing opportunities that do not require voter approval include imposition of or increases in fees to more fully recover the costs of providing services, including user fees and Development Impact Fees to recover the actual cost of services provided and infrastructure.

Development Impact Fees and user fees must be based on reasonable costs, and may be imposed and increases without voter approval. Development Impact Fees may not be used to subsidize operating costs. Agencies may also finance many types of facility improvements through bond instruments that do not require voter approval.

Water rates and rate structures are not subject to regulation by other agencies. Utility providers may increase rates annually, and often do so. Generally, there is no voter approval requirement for rate increases, although notification of utility users is required. Water providers must maintain an enterprise fund for the respective utility separate from other funds, and may not use revenues to finance unrelated governmental activities.

## **2 Public Management Standards**

While public sector management standards do vary depending on the size and scope of the organization, there are minimum standards. Well-managed organization do the following eight activities:

1. Evaluate employees annually
2. Prepare a budget before the beginning of the fiscal year
3. Conduct periodic financial audits to safeguard the public trust
4. Maintain current financial records
5. Periodically evaluate rates and fees
6. Plan and budget for capital replacement needs
7. Conduct advance planning for future growth
8. Make best efforts to meet regulatory requirements

Most of the professionally managed and staffed agencies implement many of these best management practices. LAFCo encourages all local agencies to conduct timely financial record-keeping for each city function and make financial information available to the public.

## **3 Public Participation in Government**

The Brown Act (California Government Code Section 54950 et seq.) is intended to insure that public boards shall take their actions openly and that deliberations shall be conducted openly.

The Brown Act establishes requirements for the following:

1. Open meetings
2. Agendas that describe the business to be conducted at the meeting
3. Notice for meetings
4. Meaningful opportunity for the public to comment

Few exceptions for meeting in closed sessions and reports of items discussed in closed sessions.

According to California Government Code Section 54959:

*Each member of a legislative body who attends a meeting of that legislative body where action is taken in violation of any provision of this chapter, and where the member intends to deprive the public of information to which the member knows or has reason to know the public is entitled under this chapter, is guilty of a misdemeanor.*

Section 54960 state the following:

*(a) The district attorney or any interested person may commence an action by mandamus, injunction or declaratory relief for the purpose of stopping or preventing violations or threatened violations of this chapter by members of the legislative body of a local agency or to determine the applicability of this chapter to actions or threatened future action of the legislative body.*

## **APPENDIX B: LAFCo BACKGROUND INFORMATION**

### **Local Agency Formation Commission (LAFCo) History**

This report is prepared pursuant to State Legislation enacted in 2000 that requires Lake LAFCo to complete a comprehensive review of municipal service delivery and update the spheres of influence (SOIs) of all agencies under LAFCo's jurisdiction. This chapter provides an overview of LAFCo's history, powers and responsibilities. It discusses the origins and legal requirements for preparation of a Service Review commonly referred to as a Municipal Service Review (MSR). Finally, the chapter reviews the process for MSR review, MSR approval and SOI updates.

After World War II, California experienced dramatic growth in population and economic development. With this boom came a demand for housing, jobs and public services. To accommodate this demand, many new local government agencies were formed, often with little forethought as to the ultimate governance structures within a given region. A lack of coordination and adequate planning led to a multitude of overlapping, inefficient jurisdictional and service area boundaries, many of which resulted in the premature conversion of California's agricultural and open-space lands and duplication of services.

Recognizing this problem, in 1959, Governor Edmund G. Brown, Sr. appointed the Commission on Metropolitan Area Problems. The Commission's charge was to study and make recommendations on the "misuses of land resources" and the growing complexity of local governmental jurisdictions. The Commission's recommendations on local governmental reorganization were introduced in the Legislature in 1963, resulting in the creation of a Local Agency Formation Commission, or "LAFCo," operating in every county.

LAFCo was formed as a countywide agency to discourage urban sprawl and to encourage the orderly formation and development of local government agencies within its jurisdiction. LAFCo is responsible for coordinating logical and timely changes in local governmental boundaries; including annexations and detachments of territory, incorporations of cities, formations of special districts, and consolidations, mergers and dissolutions of districts, as well as reviewing ways to reorganize, simplify, and streamline governmental structure.

The Commission's efforts are focused on ensuring services are provided efficiently and economically while agricultural and open-space lands are protected or conserved to the extent possible. To better inform itself and the public in compliance with the State Law; LAFCo conducts MSR's to evaluate the provision of municipal services for service providers within its jurisdiction.

LAFCo regulates, through approval, denial, conditions and modification, boundary changes proposed by public agencies or individual voters and landowners. It also regulates the extension of public services by cities and special districts outside their boundaries. LAFCo is empowered to initiate updates to the SOIs and proposals involving the dissolution, consolidation or formation of special districts, establishment of subsidiary districts, and any reorganization including such actions. Where LAFCo is not given specific authority, LAFCo actions must originate as petitions from affected voters or landowners, or by resolutions by affected cities or special districts.

A Plan for Services is required in Government Code Section 56653. A Plan for Services must include the following information: An enumeration and description of services to be provided, the level and range of those services, an indication of how those services are to be extended into the

territory, an indication of any improvements or upgrading of structures, information on how the services are to be financed.

### **Role and Responsibility of LAFCo**

Local Agency Formation Commissions (LAFCos) in California are independent agencies created by the California Legislature in 1963 for the purpose of encouraging the orderly formation of local government agencies and conserving and preserving natural resources. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) is the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence (SOI) of each local agency.

LAFCos are responsible for coordinating logical and timely changes in local governmental boundaries, conducting special studies that review ways to reorganize, simplify, and streamline governmental structure, preparing a review of services called an MSR, and preparing an SOI thereby determining the future “probable” boundary for each city and special district within each county.

The Commission’s efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected. Often citizens are confused as to what LAFCo’s role is. LAFCos do not have enforcement authority, nor do they have the authority to initiate a city or district annexation or detachment proceeding. LAFCos may initiate consolidation or dissolution proceedings; however, these proceedings are subject to voter approval or denial.

The Legislature has given LAFCos the authority to modify and any proposal before it to ensure the protection of agricultural and open space resources, discourage urban sprawl and promote orderly boundaries and the provision of adequate services.

The Governor’s Office of Planning and Research (OPR) has issued Guidelines for the preparation of an MSR. This MSR adheres to the procedures set forth in OPR’s MSR Guidelines.

An SOI is a plan for the probable physical boundaries and service area of a local agency, as determined by the affected Local Agency Formation Commission (Government Code Section 56076). Government Code Section 56425(g) requires that each SOI be updated no less than every five years, and Section 56430 provides that an MSR shall be conducted in advance of the SOI update.

### **Municipal Services Review (Service Review) Requirements**

Effective January 1, 2002, and subsequently amended, LAFCo is required to conduct a review of municipal services provided in the county by region, sub-region or other designated geographic area, as appropriate, for the service or services to be reviewed, and prepare a written statement of determination with respect to each of the following six topics (Government Code Section 56430):

1. Growth and population projections for the affected area

2. The location and characteristics of any disadvantaged unincorporated communities (DUC) within or contiguous to the sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
4. Financial ability of agencies to provide services
5. Status of, and opportunities for shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies.

### **Municipal Services Review Process**

For local agencies, the MSR process involves the following steps:

1. Outreach: LAFCo outreach and explanation of the project
2. Data Discovery: provide documents and respond to LAFCo questions
3. Map Review: review and comment on LAFCo draft map of the agency's boundary and sphere of influence
4. Profile review: internal review and comment on LAFCo draft and MSR
5. Public Review Draft MSR: review and comment on LAFCo draft MSR
6. LAFCo Hearing: attend and provide public comments on MSR

MSRs are exempt from the California environmental Quality Act (CEQA) pursuant to Section 15262 (feasibility or planning studies) or Section 15306 (information collection) of the CEQA Guidelines. LAFCo's actions to adopt MSR determinations are not considered "projects" subject to CEQA. The MSR process does not require LAFCo to initiate changes of organization based on service review findings, only that LAFCo identify potential government structure options.

However, LAFCo, other local agencies, and the public may subsequently use the determinations to analyze prospective changes of organization or reorganization or to establish or amend SOIs. Within its legal authorization, LAFCo may act with respect to a recommended change of organization or reorganization on its own initiative (e.g., certain types of consolidations), or in response to a proposal (i.e., initiated by resolution or petition by landowners or registered voters).

Once LAFCo has adopted the MSR determinations, it must update the SOI for each jurisdiction. The LAFCo Commission determines and adopts the spheres of influence for each agency. A CEQA determination is made by LAFCo on a case-by-case basis for each sphere of influence action and each change of organization, once the proposed project characteristics are sufficiently identified to assess environmental impacts.

### **Sphere of Influence Update Process**

The Commission is charged with developing and updating the Sphere of Influence (SOI) for each city and special district within the county.<sup>147</sup> An SOI is a LAFCo-approved plan that designates an agency's future boundary and service area. Spheres are planning tools used to provide guidance

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<sup>147</sup> The initial statutory mandate, in 1971, imposed no deadline for completing sphere designations. When most LAFCos failed to act, 1984 legislation required all LAFCos to establish spheres of influence by 1985.

for individual boundary change proposals and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory cannot be annexed by LAFCo or a city or district unless it is within that agency's sphere.

The purposes of the SOI include the following:

- To ensure the efficient provision of services
- To discourage urban sprawl and premature conversion of agricultural and open space lands
- To prevent overlapping jurisdictions and duplication of services

LAFCo may not directly regulate land use, dictate internal operations or administration of any local agency, or set rates. LAFCo is empowered to enact policies that indirectly affect land use decisions. On a regional level, LAFCo promotes logical and orderly development of communities as it considers and decides individual proposals. LAFCo has a role in reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of current and future area residents and property owners.

The Cortese-Knox-Hertzberg (CKH) Act requires LAFCos to develop and determine the SOI of each local governmental agency within its jurisdiction and to review and update the SOI every five years, as necessary. LAFCos are empowered to adopt, update and amend an SOI. They may do so with or without an application. Any interested person may submit an application proposing an SOI Amendment.

While SOIs are required to be updated every five years, as necessary, this does not necessarily define the planning horizon of the SOI. The term or horizon of the SOI is determined by each LAFCo.

LAFCo may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. In determining the SOI, LAFCo is required to complete an MSR and adopt the six determinations previously discussed. In addition, in adopting an SOI, LAFCo must make the following five determinations as required in Government Code Section 56425(e):

1. Present and planned land uses in the area, including agricultural and open-space lands.
2. Present and probable need for public facilities and services in the area if the Commission determines these are relevant to the agency.
3. Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide
4. Existence of any social or economic communities of interest in the area if the Commission determines these are relevant to the agency.
5. For an update of an SOI of a city or special district the 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.<sup>148</sup>

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<sup>148</sup> California Government Code Section 56425 (e)(5)

The CKH Act stipulates several procedural requirements in updating SOIs. It requires cities to file written statements on the class of services to be provided and LAFCo must clearly establish the location, nature and extent of services provided by special districts.

By statute, LAFCo must notify affected agencies 21 days before holding the public hearing to consider the SOI and may not update the SOI until after that hearing. The LAFCo Executive Officer must issue a report including recommendations on the SOI amendments and updates under consideration at least five days before the public hearing.

### **Possible Approaches to the Sphere of Influence**

LAFCo may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. Based on review of the guidelines of Lake LAFCo as well as other LAFCos in the State, various conceptual approaches have been identified from which to choose in designating an SOI. These seven approaches are explained below:

1) **Coterminous Sphere:**

A Coterminous Sphere means that the Sphere of Influence for a city or special district is the same as the existing boundaries of the city or district. This is the recommendation in this report since there are no anticipated or contemplated annexations for the fire protection districts at this time.

2) **Annexable Sphere:**

A sphere larger than the agency's boundaries identifies areas that the agency is expected to annex. The annexable area is outside the district boundaries and inside the sphere of influence.

3) **Detachable Sphere:**

A sphere that is smaller than the agency's boundaries identifies areas the agency is expected to detach. The detachable area is within the agency's boundary but not within its sphere of influence.

4) **Zero Sphere:**

A zero sphere indicates the affected agency's public service functions should be reassigned to another agency and the agency should be dissolved or combined with one or more other agencies.

5) **Consolidated Sphere:**

A consolidated sphere includes two or more local agencies and indicates the agencies should be consolidated into one agency.

6) **Limited-Service Sphere:**

A limited-service sphere is the territory included within the SOI of a multi-service provider agency that is also within the boundary of a limited purpose district which provides the same service (e.g., fire protection), but not all needed services. Territory designated as a limited-service SOI may be considered for annexation to the limited purpose agency without detachment from the multi-service provider.

This type of SOI is generally adopted when the following conditions exist:

- A) The limited-service provider is providing adequate, cost effective and efficient services.
- B) The multi-service agency is the most logical provider of the other services
- C) There is no feasible or logical SOI alternative
- D) Inclusion of the territory is in the best interests of local government organization and structure in the area.

Government Code Section 56001 specifically recognizes that in rural area it may be appropriate to establish limited purpose agencies to serve an area rather than a single service provider, if multiple limited-purpose agencies are better able to provide efficient services to an area rather than one service district.

Moreover, Government Code Section 56425(l), governing sphere determinations, also authorizes a sphere for less than all of the services provided by a district by requiring a district affected by a sphere action to “establish the nature, location, and extent of any functions of classes of services provided by existing districts” recognizing that more than one district may serve an area and that a given district may provide less than its full range of services in an area.

### **1.8 Description of the Public Participation Process**

The LAFCo proceedings are subject to the provisions of California’s open meeting law, the Ralph M. Brown Act (Government Code Sections 54950 et seq.). The Brown Act requires advance posting of meeting agendas and contains various other provisions designed to ensure that the public has adequate access to information regarding the proceedings of public boards and commissions. Lake LAFCo complies with the requirements of the Brown Act.

The State MSR Guidelines provide that all LAFCos should encourage and provide multiple public participation opportunities in the MSR process.

## **APPENDIX C: ABBREVIATIONS**

AB	Assembly Bill
ADA	Americans with Disabilities Act
ADBA	also doing business as
ALS	Advanced Life Support
APC	Annual Pension Cost
BLS	Basic Life Support
CALFIRE	California Department of Forestry and Fire Protection
CDP	Census Designated Place
CEQA	California Environmental Quality Act
CIP	Capital Improvement Plan
CPAP	Continuous Positive Airway Pressure
CPR	cardiopulmonary resuscitation
CSA	County Service Area
CSD	Community Services District
DUC	Disadvantaged Unincorporated Community
ECC	Emergency Command Center
EMCC	Emergency Medical Care Committee
EMS	Emergency Medical Services
EMT	Emergency Medical Technician
ERAF-SRAF	Educational Revenue Augmentation Fund/Supplemental Revenue Augmentation Fund
FD	Fire Department
FDAC-FASIS	Fire District Association of California- Fire Agency Self-Insurance System
FICA	Federal Insurance Contributions Act (Social Security)
FPD	Fire Protection District
FY	Fiscal Year
gal	gallon

GMC	General Motors Corporation
gpm	gallons per minute
HOPTR	Home Owner Property Tax Relief
IFT	Inter-Facility Transfers (Ambulance Service)
IMT	Incident Management Team
ISO	Insurance Service Office
JPA	Joint Powers Agreement
KFPD	Kelseyville Fire Protection District
LAFCO	Local Agency Formation Commission
LCFPD	Lake County Fire Protection District
LFPD	Lakeport Fire Protection District
LP	Lake Pillsbury
LPPFD	Lake Pillsbury Fire Protection District
NFPD	Northshore Fire Protection District
NFPA	National Fire Protection Association
Service Review	Municipal Service Review (LAFCO)
MVA	Motor Vehicle Accident
OSHA	Occupational safety and Health Administration
OT	Over-time
PERS	(California) Public Employee Retirement System
PPE	personal protective equipment
psi	pounds per square inch (pressure
RELS	Redwood Empire Life Support
RV	Recreational Vehicle
SB	Senate Bill
SCBA	Self-Contained Breathing Apparatus
SFD	Single Family Dwelling
SLCFPD	South Lake County Fire Protection District

Lake County  
Fire Protection Districts  
MSR and SOI 2025

SOI	Sphere of Influence (LAFCO)
SUV	Sport Utility Vehicle
USDA/RUS	United States Department of Agriculture/Rural Utilities Service

## **APPENDIX D: DEFINITIONS**

**Advanced Life Support (ALS):** Special services designed to provide advance prehospital care by a certified EMT Paramedic pursuant to California Health and Safety Code Section 1797.52.

**Agriculture:** Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

**Ambulance:** Any vehicle specially constructed or modified, equipped and used for the purpose of transporting sick, injured, invalid, convalescent or otherwise incapacitated persons and which has met all license and other requirements in applicable federal, state and local law and regulations.

**Aquifer:** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Basic Life Support (BLS):** Emergency first aid and cardio-pulmonary resuscitation procedures pursuant to Health and Safety Code Section 1797.60.

**Bond:** An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

**California Environmental Quality Act (CEQA):** A State Law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**Defensible Space:** That area which lies between a residence and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity for fire fighters (and the homeowner) to safely defend the residence.

**Emergency:** A condition or situation in which an individual has a need for immediate medical attention, or where the potential for such need is perceived by emergency medical personnel or a public safety agency.

**Emergency Call:** A request for the dispatch of an ambulance to any sudden unforeseen need for medical attention.

**Emergency Medical Care Services (EMS):** The services utilized in responding to a medical emergency.

**Emergency Medical Technician-I (EMT-I):** An individual trained and certified in basic life support pursuant to California Health and Safety Code Section 1797.80.

**Emergency Medical Technician-ID (EMT-ID):** An individual who has been trained and accredited in early defibrillation pursuant to Title 22, California Code of Regulations, Section 100064(a)(1).

**Emergency Medical Technician-P (Paramedic):** An individual, who is trained, licensed within California, and accredited within the North Coast EMS region in advanced life support pursuant to the California Health and Safety Code and Title 22 of the California Code of Regulations.

**Environmental Impact Report (EIR):** A report required pursuant to the California Environmental Quality Act that assesses all the environmental characteristics of an area, determines what effects or impact will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See California Environmental Quality Act.)

**First Responder Services:** The provision of a coordinated, immediate, non-transport response to medical emergencies

**First Responder Unit:** Any ground vehicle, watercraft or aircraft specifically designed, constructed, modified, equipped, arranged, maintained, operated, used or staffed to meet the minimum standards, in accordance with state laws and regulations, of providing a coordinated, immediate, non-transport response to medical emergencies.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

**Infrastructure:** Public services and facilities such as sewage-disposal systems, water-supply systems, and other utility systems, schools and roads.

**Land Use Classification:** A system for classifying and designating the appropriate use of properties.

**Leapfrog Development:** New development separated from existing development by substantial vacant land.

**Local Agency Formation Commission (LAFCO):** A five-or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

**Local Responsibility Area (LRA):** Land which is not under State or Federal financial responsibility for preventing and suppressing fires such as the incorporated area of a city.

**Mello-Roos Bonds:** Locally issued bonds that are repaid by a special tax imposed on property owners within a community facilities district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

**Ranchette:** A single dwelling unit occupied by a non-farming household on a parcel of 2.5 to 20 acres that has been subdivided from agricultural land.

**State Responsibility Area (SRA):** Areas of the State in which the financial responsibility of preventing and suppressing fires has been determined by the State Board of Forestry and Fire Protection to be primarily the responsibility of the State.

**Urban:** Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and the availability of public services required for that development, specifically central water and sewer service, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be “non-urban” or “rural”. CEQA defines “urbanized area” as an area that has a population density of at least 1,000 persons per square mile (Public Resources Code Section 21080.14(b)).

**Urban Intermix:** An intermingling of structures and natural forest fuels within a forest setting.

**Urban Services:** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire protection, schools, parks, and recreation) provided to an urbanized or urbanizing area.

**Wildfire:** Any unwanted fire occurring in a wildland setting.

**Wildland:** Uncultivated land, other than fallow, neglected or maintained for such purposes as wood or range-forage production, wildlife, recreation, protective watershed cover, or wilderness.

**Wildlife Habitat:** Vegetation, climate and other natural conditions suited to the life needs for an animal species to survive and reproduce.

**Zoning:** The division of a city by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

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