

PLUMAS LAFCo
SPECIAL MEETING AGENDA

MONDAY June 26, 2023

10:00 AM

BOARD OF SUPERVISORS CHAMBERS - PLUMAS COUNTY COURTHOUSE

520 Main Street
QUINCY, CALIFORNIA

Website: www.plumaslafco.org

ZOOM Participation

You may also use your computer or smart device to watch the video conference and make comments by downloading the Zoom ICloud Conference app or on the Zoom website, or you may dial in with your phone for audio only. See below for instructions on how to join.

The LAFCO meeting is accessible for public comment via live streaming at:

<https://us02web.zoom.us/j/84740785845?pwd=VjAvVmhmRY3ZZL2d6aHVuYyt0TkpmZ09>

or by phone at:

Phone Number 1-669-900-9128

Meeting ID: 847 4078 5845

Passcode: 239354

If you have any problems joining the meeting, please call LAFCo at (530)283-7069.

This meeting is being agendized to allow staff and the public to participate via teleconference or other electronic means pursuant to the Governor's Executive Orders N-25-20 & N-29-20 and dated March 12 & 17, 2020 and Pumas LAFCo Resolutions 2021-0006 and 2021-0007. These Executive Orders authorize local legislative bodies to hold a public meeting via teleconference and to make public meetings accessible telephonically to all members of the public and staff in effort to observe social distancing recommendations in effect for the entire country.

(All meeting materials are available on LAFCo's Website: www.plumaslafco.org)

Commissioners:

Bill Powers, City Member, Chair
Pat Morton, City Member
Kevin Goss, County Member, Vice Chair
Tom McGowan, County Member
Matthew Haesche, Public Member
Jim Murphy, City Member Alt.
Jeff Engel, County Member Alt.
Phil Oels, Public Member Alt.

Staff:

Jennifer Stephenson, Executive Officer
Cheryl Kolb, Clerk
P. Scott Browne, Counsel

MEETING - CONVENES AT 10:00 A.M.

1. CALL TO ORDER: Pledge of Allegiance and Roll Call

2. Approval of Agenda (additions or deletions)

3. Correspondence:

a) Letter from Larry Douglas regarding agenda item #6.

4. CONSENT ITEM (S)

5. Public Comment

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 5 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matters brought up under public comments for appropriate action at a future meeting.

PUBLIC HEARINGS and ACTION ITEMS:

6. Public Hearing to Consider Formation of Beckwourth Peak Fire Protection District and Reorganization of Applicant Agencies

- a) Public Hearing opened on June 12, 2023.*
- b) Receive EO report.*
- c) Receive public comment.*
- d) Close Public Hearing*
- e) Consider Resolution 2023-0004 approving formation of the Beckwourth Peak Fire Protection District and reorganization of applicant agencies.*

DISCUSSION ITEMS (*no action to be taken*):

7. Executive Officer's Report

- a) CPUD Annexation Application – special meeting July 17, 2023*

8. Commissioner Reports

This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCo, and legislative matters.

9. Adjourn to next special meeting.

LAFCo's next special meeting to take place 10:00 am on July 17, 2023

The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.

Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1

Accessibility

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting.

The location of this meeting is wheelchair-accessible. If other accommodations are required to assist a person with a disability to participate in the meeting, please contact the Commission Clerk 24 hours before the meeting as indicated below.

Disclosure & Disqualification Requirements

Any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Plumas LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 *et seq.* Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

Late-Distributed Materials. Any material submitted to the Commission after this agenda is posted will be made available for public inspection as soon as possible in the Plumas County Planning Department office at 555 Main Street, Quincy, CA. and at the LAFCo Webpage www.plumaslafco.org

Contact LAFCo Staff LAFCo staff may be contacted at 530-283-7069 or by mail at LAFCo of Plumas County, 5050 Laguna Blvd #112-711, Elk Grove, CA 95758 or by email at jennifer@pcateam.com or by fax at 888-501-0395.

To: Executive Officer, LAFCO

From: Larry F. Douglas dba High Sierra Community Development Center
(530) 832-9824

Re: Application for revision of the Beckwourth Peak Fire Protection
District and addition of the Portola Fire Protection District

Date: May 18, 2023

The Cortese-Knox Local Reorganization Act of 1985 consolidated the three major laws previously used by California's local governments for boundary changes into a single, unified law. The Plumas County Local Agency Formation Commission (LAFCO) is considering the 2023 proposed Beckwourth Peak Fire Protection District intended to make one consolidated fire protection district. The proposed Beckwourth Peak Fire Protection District has failed to offer voters one consolidated Eastern Plumas Fire Protection District.

Eastern Plumas County is served by a number of small fire protection agencies that have been established over time to provide fire and emergency response services to our communities. For a century eastern Plumas County has been blessed from the development of the fire protection services of the Portola Fire Department. Over the last decade, the rising costs of equipment, increase in severe wildfires, and decline of volunteers has made it more difficult to provide services in rural areas including those located in Plumas County. The consolidation will change the current fire protection service to one established agency if Eastern Plumas Fire Protection District and C Road

CSD would dissolve their agencies to a headquarters in Beckwourth. Eastern Plumas County needs two regions with boundaries and jurisdictions to meet their community's urban and rural needs.

The Beckwourth Fire Protection District is a small agency with current challenges found in rural areas. The District's main sources of revenue are property taxes, special assessments, federal income, contract fire fees, and state grants. The FPD provides services outside of the boundary on a goodwill basis and with individual customers. Since February 2021 the District has found revenue outside of its boundaries from contracts with the City of Portola and Gold Mountain CSD. District's policies have lead to their current challenges. The Eastern Plumas Rural FPD had served the needs of the communities when the Portola Fire Department was stood down. The proposed Beckwourth Peak FPD would end mutual aid the services of the Eastern Plumas Rural FPD outside of its boundaries. LAFCO needs to set boundaties and jurisdictions to save our small fire protection districts with mutual aid agreements in a region with City of Portola as the headquarters for structure fires, the Eastern Plumas Rural FPD the special needs in rural areas. Each station can be under the direction of one fire Chief. The Beckwourth, Sierra Valley FPDs and the Proposed Beckwourth Peak FPD future is contingent on the voters approval od a special tax and a negotiation with Plumas County for property taxes.

Most communities now prepare plans to help plan sewer and water systems and analyze the need for other major public facilities such as police and fire. The City has made plans for water and sewer. The City of Portola General Plan 2000 contains an

optional Public Services and Facilities Element to analyze the need for the other major public facilities. "Public facilities and services is the framework that supports and sustains the community. They are essential to maintaining the current quality of life and accommodating economic growth and development in the community." The formation of the Beckwourth Peak FPD is intended to support the needs of the current community and is not intended to induce growth.

The High Sierra Community Development Center is proposing the Portola Fire Protection District to accommodate economic growth and development within the boundaries of the City of Portola. Special districts emphasize the payment for services from those who benefit. The proposed Portola Fire Protection District will deliver fire protection and fire suppression. Districts derive their funds in a variety of way. Historically, Portola's fire protection has been supported by property and parcel taxes. The proposed New District will be contingent on negotiation with the City for property taxes. Like the Beckwourth FPD, the proposed Portola FPD will derive additional revenue from a variety of ways. The proposal is not contingent on a special tax.

The proposed Portola FPD is an alternative to the proposed 468 square mile Beckwourth Peak FPD and its contingencies. The Beckwourth and Sierra Valley FPDs will be dissolved. All assets belonging to these districts will be transferred to the Beckwourth Peak FPD and as such, the Beckwourth Peak FPD will be the successor for the dissolved in accordance with 57451(d) of the CKH. Upon dissolution, all existing special taxes and assessments used to fund community fire protection and rescue services will terminate and the new voter-approved special tax would be levied in their place. Should the New

Fire District be unsuccessful in establishing a special tax and/or negotiating a tax exchange

agreement with Plumas County or otherwise fail to meet the conditions of approval for formation of the District, then the Beckwourth and Sierra Valley FPDs. They will retain all assets and powers to provide fire and emergency response services. Additionally, any special taxes and assessments for the Districts will continue to be levied.

Concurrent with formation of the Beckwourth Peak FPD, the Gold Mountain CSD will proceed with a divestiture of power to provide fire protection, and the City of Portola will transfer responsibility for providing fire protection to the New Fire District, and the City of Portola will transfer responsibility for providing fire protection to the New Fire District. Gold Mountain CSD will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services. The City of Portola will transfer all responsibility and assets related to fire protection services to the New Fire District. In the event the formation of the Beckwourth Peak FPD fails, then the Gold Mountain CSD and City of Portola will retain their powers to provide community fire protection and emergency response and continue to levy all associated special taxes, assessments, and fees.

Special districts are formed to deliver a specific service like the proposed Portola Fire Protection District, or a multitude of specific services like the proposed Beckwourth Peak Fire Protection District, to a defined area within the boundaries of the district. Special districts can be traced back over 100 years in California. Special Districts are the most rapidly form of government. Special districts can be classified as independent

and dependent. Dependent are legal subdivisions of counties and cities. Most dependent districts have been established to enable a city or county to assess a specific cost to a specific area of benefit. Independent districts have been created primarily to perform public services either not feasible or not cost effective for cities and counties to perform. Thus, most independent districts are found mostly in suburban or rural areas.

The City of Portola and the Gold Mountain CSD have been participating in an effort to make the Beckwourth Peak FPD its successor. The City of Portola contains over 50% of the population and under 1% of the used land. In the event the proposed Beckwourth Peak FPD fails the the Beckwourth FPD has a vision for the City of Portola and Gold Mountain CSD to negotiate new short-term out-of-area contracts. Eastern Plumas Rural FPD served the City of Portola and Gold Mountain CSD when the Portola Fire Department had significant deficiencies. The Fire Tax failed to provide a designated revenue resource. The City could have proposed an independent special district for fire protection to LAFCO and the voters. The residents and property owners may have the resolve to restore the Portola Fire Department until either new Portola Fire Protection District or the new Beckwourth Peak Fire Protection District are approved. In the event both fail the Portola Fire Department can continue to provide mutual aid in eastern Plumas County.

Portola is a General Law city. Its general plan provides direction for development. It looked forward to the year 2020. In that time drastic changes would occur in Portola. Now, Portola is a Fire-wise City with plans to be Fire Safe. Recent wildfires have been attributed to the mangement of power by Pacific Gas and Electric. Eastern Plumas

County is blessed with alternative utilities. The availability and capacity of our infrastructure determined the ability to use our land. It was planned in 1909. As the headquarters of eastern Plumas County Portola has been the trade and economic center of Eastern Plumas County. The last wildfire that reached the city limits was in 1988. Controlled structure fires served as abatements leading to redevelopment projects. For a century Portola developed the assets of two fire stations of the Portola Volunteer Fire Department. The City never formed a fire protection district but served the region with mutual aid agreements and was the first to contract fire protection services with Gold Mountain CSD. The proposed reorganization of Portola Fire Department is a redevelopment and development project for urbanization in eastern Plumas County.

Over the last decade Portola has become a "disadvantaged" city in a state of blight. It is our current challenge. Our general plan's vision for the future did not include the Great Recession, the Poisoning of Lake Davis, the lack of faith from our developers, or the pandemic. Our rural Fire Protection Districts are also serving "disadvantaged" communities with their current challenges. In January 2020, a Local Emergency Services Study Group (LESSG) was created to strengthen and improve the provision of fire and emergency services throughout the region. It is our general plan for the Portola Fire Protection District.

Portola is in a state of emergency for its fire protection and community development. In January 2023 residents and property owners were invited to attend a workshop and study the materials provided by LESSG. Another Local Emergency Services Studies Center has continued its work in community development in Plumas County. The High

Sierra Community Development Center has prepared a consolidation proposal for city and a rural fire protection districts respecting the boundaries of FPDs in Sierra Valley. The proposal coordinates local agencies in effective urban development patterns with appropriate consideration of preserving open space lands. The City of Portola will be its "headquarters" without the contingency of a "Special Tax." LAFCO needs to establish boundaries and jurisdictions in two regions of eastern Plumas County with different challenges.

We are at the same crossroads that we were in 2020, when the City of Portola General Plan was adopted. One direction will lead to prosperity, the other to bankruptcy or disincorporation. Had voters of the City of Portola approved a "Fire Tax" the need to cut expenditures in the fire department would not have developed the significant deficiencies that lead to City's decision to dissolve its Volunteer Fire Department and its long-term contract with the Gold Mountain CSD for fire protection services. It would not have strained the existing agencies and contributed to their current challenges. We were concerned with the decline in our income, stagnant property values and our quality of life. Taxpayers were holding elected officials accountable for Portola politics. When we could vote we were not approving raising our fees or taxes. We consider our volunteer fire department a vital public service with a priority for our property taxes. We value our volunteers who are first responders in emergencies. We are concerned with the lack of growth, the redevelopment and development of the only city in Plumas County.

The application for the proposed Beckwourth Peak Fire Protection District is based on a

three year feasibility study & plan for services the during pandemic without public comment or participation before January. The study demonstrated that there would be benefits to consolidate and form one new fire district (FPD) with coordinated divisions representing each existing station to serve the Eastern Plumas communities. The feasibility consolidation plan can be of benefit without a "Special Tax." The new tax provides the revenue to prevent the need to trim expenses from declining revenues. Residents and property owners are having to trim their expenses and lower their quality of life. The feasibility study did not determine the probability of voter approval.

Proposition 13 has highlighted the role of special districts in planning and development. The proposal of LESSG is a pilot for special interests to takeover the responsibilities, police powers and assets of existing agencies and those of the City of Portola to an elected Board of Directors to oversee a consolidation of the Beckwourth and Sierra Valley FPDs with their headquarters in Beckwourth. The plan benefits the rural areas with fire protection services, rescue services, emergency medical services, hazardous response services, and other services provided that voters approve of property owners becoming the major revenue source. The rate benefits land owners in Sierra Valley.

On February 1, 2003 the contract for fire protection services expired. We do not need to approve of the Beckwourth Peak FPD as our successor agency! Our two stations have been renovated, modernized and activated for fire protection in our region. There is a need for our services. The City has reported that the current funding levels are adequate. Despite inflation the expense and conditions of the expired contract can be used for budget purposes for the redevelopment of the Portola Fire Department until the Portola

Fire Protection District can be approved. The current challenge is a contract for a fire chief, part-time duty officers and volunteers. Mutual aid for a contract with Eastern Plumas Rural FPD for its fire chief and an agreement with Beckworth FPD for its part-time duty officers and volunteers would be a sign of consolidation of fire fighters in eastern Plumas County. It can lessen the strain on our volunteer organizations which already are working together and training together.

Proposition 13 does not play a role in the approval of the new district of the Portola Fire Protection District or the funding for the redevelopment of the Portola Fire Department. This alternative plan for the reorganization of the City of Portola needs to be approved. The District will be established as soon as possible to provide fire protection and emergency response as directed by our General Plan, Municipal Code, and new Fire Protection Commission. The district will have a five-member commission that meets on the third Wednesday of every month in the effort not to conflict with council meetings and to promote participation in the decision-making process. The District's main sources of revenue will be property taxes, special assessments, federal and state income, contract fire fees, state grants, fund raisers and donations. Goodwill fire protection services outside of areas will be provided by our region's FPDs mutual aid agreements.

The City of Portola or its Fire District may extend services outside of its jurisdiction with the permission of LAFCO. The Portola FPD would provide fire protection services outside of its boundaries with individuals or organizations. The Portola FPD may be called on to assist with wildland fire suppression within the federal and state areas of

responsibility. In its areas of responsibility the Portola Fire Protection District will be first responders for structure protection and wildfire suppression. The areas of responsibility will include our adjacent unincorporated areas of Lake Davis, Grizzly Ranch, Iron Horse, and Gold Mountain. The Portola FPD will contract with Gold Mountain CSD and other CSDs for fire protection. It will provide mutual aid to the Eastern Plumas Rural FPD.

Formation of Beckwourth Peak Fire Protection District and Reorganization of Fire and Emergency Services Provided by City of Portola, Beckwourth Fire District, Gold Mountain Community Services District and Sierra Valley Fire Protection District

LAFCo File No. 2023-0002

Summary

The City of Portola City Council passed Resolution 2543 initiating the application for formation of a new fire protection district named the Beckwourth Peak Fire Protection District and reorganization of affected fire service providers, pursuant to Section 56000 et seq. of the Cortese-Knox-Hertzberg Act consisting of 468 square miles more or less. Beckwourth Fire District (Resolution 2203.01), Gold Mountain Community Services District (Resolution 2022-23-004), and Sierra Valley Fire Protection District (Resolution 2023-02) passed substantially similar resolutions jointly initiating application for reorganization of their agencies following formation of the proposed Beckwourth Peak Fire Protection District pursuant to Section 56000 et seq. of the Cortese-Knox-Hertzberg Act. The proposed reorganization of the applicants consists of 1) dissolution of Beckwourth Fire District and Sierra Valley Fire Protection District and the proposed Beckwourth Peak Fire Protection District named as their successor agency, 2) divestiture of Gold Mountain Community Services District's power to provide fire protection and emergency medical services with Beckwourth Peak Fire Protection District continuing those services within its boundaries, and 3) transfer of the City of Portola's responsibility to provide fire protection and emergency medical services within the city limits to the Beckwourth Peak Fire Protection District as the successor agency. This proposed reorganization is contingent on the formation of the proposed Beckwourth Peak Fire Protection District.

The new district would contain the territory presently within the City of Portola, Beckwourth Fire District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District, as well as over 400 parcels not presently within the boundaries of a local fire provider. A map showing the proposed boundaries of the new district is included as **Exhibit A** and boundary description is shown at **Exhibit B** of the attached Resolution 2023-0004 for consideration. The four resolutions initiating the proposal (**Exhibits C, D, E, and F**), and a Feasibility Study/Plan for Services (**Exhibit G**) are also attached to the proposed resolution. The Plumas County Board of Supervisor's Resolution 23-8818 formalizing a tax sharing agreement for the new district is attached to Resolution 2023-0004 as **Exhibit H**.

Recommendation

Staff recommends that the Commission, after considering the proposed formation and reorganization and its compliance with LAFCo law and Commission policy, approve the proposal, subject to conditions as set forth in the staff report and proposed Resolution 2023-0004 (**Attachment 1**).

Suggested motions

- *Adopt proposed Resolution 2023-0004 approving the formation of Beckwourth Peak Fire Protection District, dissolving Beckwourth Fire District and Sierra Valley Fire Protection District, and transferring/divesting the powers of fire protection and emergency medical services from the City of Portola and Gold Mountain Community Services District, with the newly formed district identified as the successor agency in all cases (**Attachment 1**).*
- *Adopt proposed Resolution 2023-0004 determining that this proposed formation and reorganization qualifies for an exemption to the California Environmental Quality Act under Class 20.*

- *Adopt Resolution 2023-004 waiving the protest hearing and requesting the Board of Supervisors call an election calling the question regarding district formation, a special tax to fund the new district, and the initial Board of Directors for the new district.*

Proposal and History

Eastern Plumas County is served by a number of small fire protection agencies that have been established over time to provide fire and emergency response services to communities. Over the last decade, the rising costs of equipment, increase in severe wildfires, and decline of volunteers has made it more and more difficult to provide services in many rural areas including those located in eastern Plumas County. Continued growth and scattered residential development has also resulted in dispersed areas that demand services but are currently outside of any local jurisdiction that is responsible for providing fire services. Local fire agencies often respond to calls in these non-jurisdictional “no-man’s-land” areas but do not receive property tax or other consistent and reliable revenue to support the service. Due to this, the agencies in this region have come together to research and identify the best course of action to ensure the safety of all communities through adequate and sustainable provision of emergency response services.

In January 2020, the Local Emergency Services Study Group (LESSG) was created to explore ways to strengthen and improve the provision of fire and emergency services throughout the region. The LESSG is comprised of representatives from each participating agency. After collecting information on the status of the existing districts and robust discussion with stakeholders, the LESSG recommended that the best course of action was to form a new fire protection district that would consolidate services in the region. LESSG hired a consultant to conduct a Feasibility Study and compile a Plan for Services to assess whether formation and reorganization is sustainable and define how services will be provided and funded upon formation of Beckwourth Peak Fire Protection District.

In October 2022, the Participating Fire Agencies each unanimously approved the feasibility study and directed the LESSG to compile an application to the Plumas LAFCo for the reorganization described in the feasibility study/plan for services. Each of the agencies adopted substantially similar Resolutions of Application for the formation of a new fire protection district and reorganization of the fire and emergency medical services offered by the four applicants. An application was filed with Plumas LAFCo on March 24, 2023 and deemed complete on June 20, 2023 upon adoption of a tax sharing agreement by the Board of Supervisors.

Notice regarding LAFCo’s Public Hearing to consider File 2023-0002 was posted in the online Plumas News site on May 22, 2023 and printed in the adjudicated paper The Mountain Messenger on May 25, 2023 complying with Government Code Section 56154 requiring notice be given 21 days prior to a public hearing. The number of addresses in the affected area exceeds the threshold of 1,000, allowing for posting of notice in paper as opposed to mailing of notification to each address in the affected territory (Government Code Section 56157 (h)). The Public Hearing was opened at Plumas LAFCo’s regular meeting on June 12, 2023 and continued to June 26, 2023.

The LAFCo Act encourages consolidations and reorganizations and provides that if district boards adopt substantially similar resolutions of application (for consolidation or reorganization) the commission shall approve or conditionally approve the proposal. The Commission shall order the reorganization without an election; however, because formation of a new district is a component of this application an election is required.

Fire Protection and Emergency Medical Services

Currently, eastern Plumas County is served by a network of small fire-related districts that out of necessity have well-coordinated mutual aid relationships. The agencies included in the current proposal are:

- Beckwourth Fire Protection District (FPD): Provides services to the greater Beckwourth community and as of 2021 provides contract services within the incorporated area of the City of Portola.
- Gold Mountain Community Services District (CSD): Previously contracted with the City of Portola fire department and is currently in a three-year contract with Eastern Plumas Rural FPD to provide fire protection and EMS services.
- Sierra Valley FPD: Formed in 1948, Sierra Valley serves a 220 square mile area and also provides services by contract to Hallelujah Junction FPD in Lassen County.
- City of Portola: Currently has two modern stations in the city limits and contracts with Beckwourth FPD.

Upon approval of the formation, the Beckwourth Peak FPD will maintain the fire protection services that are currently provided by the existing departments as specified in Health and Safety Code Section 13862, which include:

- Fire protection services
- Rescue services
- Emergency medical services
- Hazardous material emergency response services
- Other services relating to the protection of lives and property

The proposed formation will officially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system. This will provide a proactive, sustainable solution for future fire and emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits.

The reasons for the proposed reorganization are as follows:

The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:

- a. Ever increasing mandatory requirements and standards.
- b. Limited volunteers and volunteer recruitment and retention programs and incentives.
- c. Inadequate levels and types of training opportunities.
- d. Limited administrative capacity to address growing organizational requirements.
- e. Insufficient funding to cover growing expenses.

The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:

- a. Better utilization of resources.
- b. Enhanced capital asset planning and streamlined improvement process.
- c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
- d. Reduced operating and administrative costs while increasing service levels.

- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
- f. Enhanced and standardized public education outreach.

Finances and Operations

The approval of a new special tax by the registered voters and the successful execution of a tax exchange agreement with the County are conditions of reorganization/formation approval. The revenue generated by these two key funding sources and continued fundraising, donations and grants will establish a reliable budget for which the Beckwourth Peak FPD will need to maintain and improve its capacity to provide the services.

The increased revenue will be used by the Beckwourth Peak FPD to sustain and improve community fire and rescue services by establishing the following ongoing programs and actions:

- A comprehensive volunteer recruitment and retention program to ensure that volunteer firefighters will continue to be available to support high quality fire protection services.
- Hire key staff to ensure operational and administrative effectiveness.
- Create a reserve fund that will support the regular replacement of apparatus and equipment, to ensure operational safety and effectiveness. This will ensure long-term stability and provide for consistent, high-quality provision of services for the New Fire District.
- Improve and expand the headquarters station in Beckwourth and support capacity building for improved response.
- Improve equipment staging and quick response in the western part of the Beckwourth Peak FPD and support capacity building for improved response in that area of the expanded District.

The proposed budget considers several factors including consolidation of assets from the existing agencies, need to replace aging equipment and improve facilities, inflation rates, and the need for additional personnel. The Plan for Services outlines a detailed proposed budget and 10-year projection for the Beckwourth Peak FPD. The projected budget, as proposed, would allow the Beckwourth Peak FPD to build up a healthy reserve balance to the support the District for up to eight months in the event of a fiscal emergency.

Property Tax Apportionment

In the case of formation of a new district, property tax transfers to the new district from the affected agencies are subject to Revenue and Taxation Code §99(a)(3) and Government Code §56810. Because there are territories that presently do not exist within a local fire providers boundaries that are proposed for inclusion into the new fire district's boundaries, the applicants and the County of Plumas came to a tax sharing agreement which was adopted in Resolution 23-8818 by the County Board of Supervisors. The Resolution outlines that the property tax apportionments currently received by BFD, GMCSD, and SVFPD will be transferred to the new district, the City will share a portion of property taxes received as outlined in its Resolution of Application, and the new district will receive 10% of the property tax increment in future years for remainder of the properties presently outside of a local fire provider's boundaries.

Special Tax

A new revenue source will be required to support the Beckwourth Peak FPD's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax is proposed for parcels located entirely or partially within the Beckwourth Peak

FPD boundary, based on land use types. The proposed special tax by land use type is enumerated in the Plan for Services (Exhibit G).

To support a baseline budget, the proposed special tax will raise approximately \$405,000 annually to plan, finance, implement, manage, own, and operate a regional Fire Protection District to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed Beckwourth Peak FPD boundary.

Provisional Appropriations Limit

In 1979, voters passed Proposition 4, establishing what is referred to as the “Gann Limit.” Also known as an “appropriations limit,” this is the maximum amount of tax proceeds that an agency may spend each fiscal year (note: the Gann Limit does not apply to revenues from assessments, fees or rates). Pursuant to Section 7902.7 and Article XIIIB of the State Constitution, the Commission can set a provisional appropriations limit for a reorganized district. As a condition of the reorganization it is recommended that the Commission establish BPPFD’s provisional appropriations limit as a combination of 1) the existing appropriations limits of BFD and SVFPD, 2) the amount in property taxes to be transferred from the City of Portola and GMCSO, and 3) the amount raised through a special tax approved by registered voters within the District, as of the effective date of this reorganization. The permanent appropriation limit will be established by the Beckwourth Peak Fire Protection District Board of Directors within the first fiscal year of operations following the effective date of this reorganization. Once the permanent limit is established, the district will adjust it annually based on a formula involving population growth and the Consumer Price Index.

Personnel

The Beckwourth Peak FPD will be served by a full time Fire Chief and Assistant Chief that oversee operations for the entire district, with support from a part time Deputy Chief. In addition, a part time Administrative Clerk and Assistant Clerk will provide administrative support for the District. Initially, there will be four divisions including Gold Mountain, Beckwourth, Portola, and Sierra Valley, each with its own Division Chief that will oversee the fire fighters, duty offices, and quick response EMT/EMRs assigned to that division.

All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district. All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.

Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.

Sphere of Influence

In Resolution 2022-0008 on December 12, 2022 the Commission made the required determinations regarding the factors relevant to determining spheres of influence identified in Government Code Section 56425 for each of the applicant special districts and in Resolution 2003-003 on February 24, 2003 the Commission made the required determinations regarding the

factors relevant to determining the sphere of influence identified in Government Code Section 56425 for the City of Portola. The Spheres of Influence for BFD, GMCSO, and SVFPD, as updated in Resolution 2022-0008 and the Sphere of Influence for Portola as updated in Resolution 2003-003 are consistent with the proposed reorganization, as required by Government Code Section 56375.5.

Boundary

The proposed Beckwourth Peak FPD boundary encompasses 468 square miles (approximately 300,000 acres) in eastern Plumas County and includes the communities of Portola, Beckwourth, Gold Mountain, Vinton, and Chilcoot. The proposed boundary generally follows the existing spheres of influence and goodwill response areas for the participating agencies with some revisions to better follow parcel lines. The boundary excludes areas within Eastern Plumas Rural FPD's boundaries. The proposed boundary includes all of the parcels where the Beckwourth Peak FPD is most likely to be called as the primary local responder.

CEQA Compliance

The City of Portola, acting as Lead Agency, has determined the formation and reorganization qualifies for Categorical Exemption to CEQA under Class 20 – Changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. The City has filed a Notice of Exemption. LAFCo staff concurs with the City's determination, and has included direction to staff to also file a Notice of Exemption in the proposed draft resolution. (*Exhibit I*).

Compliance with Applicable Plans

The County of Plumas and the City of Portola are the applicable land use authorities within the proposed district's boundaries. The territory includes a variety of land uses, including various types of residential development, commercial, industrial, public facilities, agricultural, and open space. Note that the proposed formation and reorganization will not directly affect existing or future land uses. The proposed consolidation does not conflict with the General Plan's of either of the land use authorities.

Terms and Conditions

As noted above, in line with the legislature's directive to encourage reorganizations that result in consolidation of services, the Commission must approve or conditionally approve the proposal. LAFCo staff has reviewed the requested terms and conditions contained within the initiating resolutions adopted by the two applicants, and recommends the Commission incorporate all of them. In addition, staff recommends several additional conditions. The conditions included generally consist of the following:

- Approval of the proposal as outlined in the Resolutions of Applications with waiver of protest proceedings, subject to confirmation of the voters to be called by the Board of Supervisors.
- All expenses incurred in conducting elections for formation proceedings must be paid by the newly formed district, if successful, or by the county within which the proposed district is located, if the formation proceedings are terminated (Government Code, Sec. 57150(b)).

The Beckwourth Peak Fire Protection District is required to be partially funded by a special tax approved by registered voters residing within the boundaries of the district, and the district shall not be formed unless this funding mechanism is approved. The special tax shall not become effective unless approved by two-thirds (2/3) of the votes cast by registered voters within the proposed district boundary and shall become effective in the next fiscal year following approval.

- GMCSO will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.
- The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.
- The formation of the Beckwourth Peak Fire Protection District shall be effective January 1, 2024, after compliance with the terms and conditions stated in this resolution and recordation of the Certificate of Completion. Reorganization of the applicant agencies and their fire and emergency medical services shall be effective July 1, 2024 following compliance with the terms and conditions stated in this resolution and recordation of the Certificate of Completion.
- After the effective date of this resolution, all real and personal property of BFD and SVFPD shall be transferred to BPPFD, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the BFD and the SVFPD. Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached to the Resolution of Application. The City of Portola shall convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached to the Resolution of Application. After the effective date of this reorganization, the revenues, expenses, assets and fund balances identified in the Asset Transfer Schedules for each agency will be transferred to the Beckwourth Peak Fire Protection District.
- The base property tax and tax increment transferred shall be in accordance with Plumas County Board of Supervisor's Resolution 23-8818 (**Exhibit H**) and City of Portola's Resolution 2023-2543 (**Exhibit C**). The property tax revenue apportionment currently assigned to BFD, SVFPD, and GMCSO will be transferred to the successor agency
- The services to be provided by BPPFD shall be provided in a manner consistent with the "Plan for Services" attached as **Exhibit G**.
- BPPFD shall be governed by a five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the proposed district and whose term must be four years, with the exception of the initial board. Once elected, the five members of the initial board of directors shall be categorized into two classes- three members and two members. For the class that has three members, the terms of offices after the next general district election must be four years; for the class that has two members, the initial terms of offices must be two years. Thereafter, the terms of all members is four years.
- Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.

- The Sphere of Influence for the Beckwourth Peak Fire Protection District is approved to be 'coterminous' with the boundaries of the newly formed district.

GOVERNING LAW AND LAFCo POLICY

Generally, Government Code §56000 *et seq.* governs proceedings. The proposal complies with LAFCo's legal and policy requirements, as summarized below:

GOVERNING LAW

LAFCo is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government.

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following Section 56668 of the Government Code:

- | |
|--|
| <ul style="list-style-type: none"> • Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
 <i>The territory is inhabited, and includes a wide variety of land uses and designations. The area includes developed unincorporated communities. Because the subject territory has portions where water and sewer services are provided, the area can be expected to grow at a faster pace than other areas of the County.</i> |
| <ul style="list-style-type: none"> • The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.
 <i>The subject area is surrounded by and includes National Forest property that is heavily wooded and prone to significant wildfires. Additionally, residents of the area require structural fire protection and emergency medical services. Tourists compound the need for these services when traveling to the County. The proposal aims to consolidate these services under a single provider to enhance efficiency of services. Under the terms of the proposed reorganization BPPFD will be successor agency with transfer of assets, property, and revenues from the four applicants to occur as outlined in the Resolutions of Application.</i> |
| <ul style="list-style-type: none"> • The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
 <i>The proposed reorganization is anticipated to benefit neighboring agencies and their constituents through organized and streamlined services offered by mutual and automatic aid.</i> |
| <ul style="list-style-type: none"> • The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.
 <i>Analysis of the project's consistency with adopted LAFCo policies is addressed in a subsequent section of this report.</i> |

<ul style="list-style-type: none"> • The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016. <i>The proposed formation/reorganization does not include expansion of the current service areas. The current levels of development in the area are not expected to be directly affected by this proposal, and it is therefore unlikely that current agricultural uses within the area will be affected.</i>
<ul style="list-style-type: none"> • The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries. <i>The boundaries of the subject territory include the entire territory within. The boundaries of the proposed district are clearly defined in the map (Exhibit 1).</i>
<ul style="list-style-type: none"> • Consistency with city or county general and specific plans. <i>As discussed in the above section on Planning Consistency, the current land use does not conflict with the General Plans of Plumas County and the City of Portola.</i>
<ul style="list-style-type: none"> • The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed. <i>The Spheres of Influence for BFD, GMCSD, and SVFPD, as updated in Resolution 2022-0008 and the Sphere of Influence for Portola as updated in Resolution 2003-003 are consistent with the proposed reorganization.</i>
<ul style="list-style-type: none"> • The comments of any affected local agency or other public agency. <i>No comments have been received to date.</i>
<ul style="list-style-type: none"> • The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change. <i>The Plan for Services outlines a detailed proposed budget and 10-year projection for the Beckwourth Peak FPD. The projected budget, as proposed, would allow the Beckwourth Peak FPD to build up a healthy reserve balance to the support the District for up to eight months in the event of a fiscal emergency.</i>
<ul style="list-style-type: none"> • The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7. <i>This proposal will neither assist nor detract from the County's and City's ability to achieve its RHNA targets.</i>
<ul style="list-style-type: none"> • Any information or comments from the landowner or owners, voters, or residents of the affected territory. <i>One comment was received from a member of the public recommending an alternative structure.</i>
<ul style="list-style-type: none"> • Any information relating to existing land use designations. <i>This issue is discussed in detail in a preceding section of the report.</i>
<ul style="list-style-type: none"> • The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. <i>Because no change in the present use of the property will result from the reorganization, this proposal will neither promote nor detract from environmental justice.</i>

PLUMAS LAFCo GENERAL & SPECIFIC POLICIES

Plumas LAFCo policy is to evaluate proposals for consolidation in the same manner it evaluates district formation; after reviewing the Plan for Services and other data, the Commission will determine whether the districts' organizations and operations can be feasibly combined.

GENERAL POLICIES

Communication between local agencies is encouraged.	Consistent
Urban development proposals shall include annexation to a city or district where possible.	Not Applicable
<i>The proposal to form a new district and reorganize fire and emergency services is not an urban development proposal.</i>	
LAFCo will discourage urban sprawl and will normally deny proposals that result in sprawl.	Consistent
<i>This reorganization will not result in urban sprawl as characterized in policy.</i>	
Environmental consequences (CEQA) shall be considered.	Consistent
<i>The City of Portola is acting as Lead Agency for the project and has determined it to be categorically exempt from the provisions of CEQA.</i>	
LAFCo will encourage applications that improve the regional balance between jobs and housing.	Not Applicable
<i>This proposal will neither improve nor detract from the jobs/housing balance.</i>	
LAFCo will favor proposals that promote compact urban form and infill development.	Consistent
<i>This reorganization will not directly result in an increase in the area's level of development. However, the proposal will ensure an enhanced level of services within the territory. Stability of service will tend to promote compact urban form and infill development in the area.</i>	
Government structure should be simple, accessible, and accountable.	Consistent
<i>The formation of a single agency to provide services where four governing bodies presently exist will enhance accessibility and accountability of the new district. The applicants have demonstrated accessibility and accountability, and the proposed reorganization has been conducted in an open and public manner.</i>	
Agencies must provide documentation that they can provide service within a reasonable period of time.	Consistent
<i>The applicant agencies have provided documentation, including a Plan for Services that indicate the new agency will be capable of continuing the at least the present level of service to the subject territory.</i>	
Efficient services are obtained when proposals:	
a. Utilize existing public agencies.	
b. Consolidate activities and services.	
c. Restructure agency boundaries to provide more logical, effective, and efficient services.	Consistent
<i>This proposal will consolidate the organizations, facilities and services currently provided by the applicant agencies to ensure efficient service provision. The proposed boundaries of the new district are logical.</i>	

Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	Consistent
<i>There do not appear to be adverse impacts, which require mitigation.</i>	
Conformance with general and specific plans required.	Consistent
<i>The proposal does not conflict with the General Plan of Plumas County or the City of Portola.</i>	
Boundaries: a. Definite boundaries are required. b. Boundaries that are favored: <ul style="list-style-type: none"> • Create logical boundaries & eliminate islands or illogical boundaries. • Follow natural or man-made features and include logical service areas. c. Boundaries that are disfavored: <ul style="list-style-type: none"> • Split neighborhoods or communities. • Result in islands, corridors, or peninsulas. • Are drawn for the primary purpose of encompassing revenue-producing territories. • Create areas where it is difficult to provide services. 	Consistent
<i>The boundaries of the proposed district are clearly defined in the map of the proposed district boundaries (Exhibit A). The proposed boundaries aim to facilitate logical boundaries of the new district.</i>	
Revenue neutrality is required for all proposals.	Consistent
Agricultural and Open Space Land conservation standards are: a. The proposal must lead to planned, orderly and efficient development. b. An approved Sphere of Influence Plan is required. c. Findings with respect to alternative sites are required. d. Impact on adjacent agricultural/open space lands must be assessed.	Not Applicable
<i>As discussed in the above section on Planning Consistency, this proposal will not result in conversion of Agricultural or Open Space lands.</i>	
Need for services must be established, and exists when: a. A public health and safety threat exists. b. The residents have requested extension of non-growth-inducing community services. c. The subject area is likely to be developed for urban use within 5 years.	Consistent
<i>The applicant agencies already provide service to the subject territory. The proposed reorganization will ensure the subject territory continues to receive an efficient level of service.</i>	
Exceptions are justified on the following grounds: a. Unique b. Standards conflicts c. Quality/Cost d. No alternative is available	

CONSOLIDATION POLICIES

Consistency with LAFCo policies required	Consistent
Unmet Needs. <i>District formation encouraged in areas with a need for services that are not met by an existing agency.</i>	Consistent
Plan for services required <i>The applicant agencies have provided a comprehensive and adequate plan for service, which assures the continuation of existing services at the same or improved level.</i>	Consistent
LAFCo will establish the service pattern <i>The Commission will establish the service pattern by adoption of a resolution on the proposal.</i>	Consistent
Consistency (with general and applicable specific plans) required <i>The formation/reorganization will not conflict with the County's or City's General Plan nor with any specific plans of the County.</i>	Consistent
Conflicts (with other agencies) not permitted	Consistent
Public benefit considered <i>A discussion of the public benefits associated with the reorganization is included in the Remarks and Conclusion of the LAFCo staff report.</i>	Consistent
Fiscal Solvency required. <i>Formation of the new district will ensure sustained fiscal solvency.</i>	Consistent
County Service Area Formation Requirements	Not Applicable

COMMENTS FROM THE PUBLIC AND FROM AFFECTED AGENCIES

No unfavorable comments or objections have been received from agencies affected by the proposal or from the public.

Remarks and Conclusion

The formation of Beckwourth Peak Fire Protection District and reorganization of fire and emergency services currently provided by the four applicant agencies will greatly streamline these essential public services and enhance efficiency and services levels for area residents and businesses. This reorganization aligns with LAFCo's purpose of ensuring efficient services. The proposed reorganization does not appear to result in any adverse impacts on any other agency's ability to provide services. The proposal is consistent with LAFCo law and Commission policy.

Staff recommends approval of Resolution 2023-0004 (**Attachment 1**) approving the formation of the Beckwourth Peak Fire Protection District, dissolution of Beckwourth Fire District and Sierra Valley Fire Protection District, divestiture of Gold Mountain Community Services District's power to provide fire protection and emergency medical services, and the transfer of fire protection and emergency medical services from the City of Portola. In all cases Beckwourth Peak Fire Protection District should be named the successor agency. This formation and reorganization must be confirmed by registered voters at the next general election.

cc: City of Portola
Beckwourth Fire Protection District
Gold Mountain Community Services District
Sierra Valley Fire Protection District

Resolution 2023-0004
Of the
Plumas Local Agency Formation Commission
in
Plumas County, California

Making Determinations and Approving the Formation of the Beckwourth Peak Fire Protection District, the Dissolution of Beckwourth and Sierra Valley Fire Protection Districts, and the Divestiture of Fire Protection and Emergency Medical Services by the City of Portola and Gold Mountain Community Services District, and Identifying Beckwourth Peak Fire Protection District as the Successor Agency

WHEREAS, the City of Portola (“Portola”), on February 22, 2023, adopted a resolution requesting Plumas Local Agency Formation Commission (“LAFCo”) initiate proceedings to form the Beckwourth Peak Fire Protection District (“BPFPD”), pursuant to the Fire Protection District Law of 1987 (California Health and Safety Code Section 13800-13970) and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, Beckwourth Fire Protection District (“BFD”) on March 15, 2023, Sierra Valley Fire Protection District (“SVFPD”) on March 14, 2023, and Gold Mountain Community Services District (“GMCSO”) on February 17, 2023, also adopted substantially similar resolutions of requesting initiation of reorganization of their respective agencies, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, a joint application was filed with the Executive Officer of Plumas LAFCo by Portola, BFD, SVFPD, and GMCSO, proposing the formation of BPFPD such that the entirety of the eastern region of Plumas County would be included within the boundaries of the newly formed district, including all of Portola, the entirety of BFD and GMCSO, and a majority of the territory within SVFPD, which would result in subsequent dissolution of BFD and SVFPD, the divestiture of fire protection and emergency medical services by Portola and GMCSO, and identifying BPFPD as the successor agency for all four applicants. Said application complied with all the requirements of law and the Commission; and

WHEREAS, the reasons for the proposal are as follows:

- 1) The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:
 - a. Ever increasing mandatory requirements and standards.
 - b. Limited volunteer recruitment and retention programs and incentives.
 - c. Inadequate levels and types of training opportunities.
 - d. Limited administrative capacity to address growing organizational requirements.
 - e. Insufficient funding to cover growing expenses.
- 2) The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:
 - a. Better utilization of resources.
 - b. Enhanced capital asset planning and streamlined improvement process.

- c. Enhanced response to emergency incidents based on expanded paid personnel, fleet, and station readiness.
- d. Reduced operating and administrative costs while increasing service levels.
- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions; and
- f. Enhanced and standardized public education outreach; and

WHEREAS, the proceedings for this reorganization are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 56000 *et seq.* of the Government Code; and,

WHEREAS, the applicants are located in Plumas County; and

WHEREAS, the Commission has heard and adopted a Municipal Service Review of services provided by Portola, BFD, GMCSD, and SVFPD and adopted Resolution 2022-0006 on October 17, 2022 in accordance with Government Code Section 56430; and

WHEREAS, in Resolution 2022-0008 on December 12, 2022 the Commission made the required determinations regarding the factors relevant to determining spheres of influence identified in Government Code Section 56425 for each of the applicant special districts and in Resolution 2003-003 on February 24, 2003 the Commission made the required determinations regarding the factors relevant to determining the sphere of influence identified in Government Code Section 56425 for Portola; and,

WHEREAS, the Spheres of Influence for BFD, GMCSD, and SVFPD, as updated in Resolution 2022-0008 and the Sphere of Influence for Portola as updated in Resolution 2003-003 are consistent with the proposed reorganization, as required by Government Code Section 56375.5; and

WHEREAS, the applicants have jointly conducted a Feasibility Study and developed a Plan for Service that sets forth the terms of the reorganization and transfer of service, including transfer of assets, property, personnel and equipment; and,

WHEREAS, Portola, acting as the Lead Agency for this project in accordance with the provisions of the California Environmental Quality Act, has reviewed the reorganization proposal and has found that it qualifies for exemption under Class 20: Changes in Organization of Local Agencies, where the changes do not change the area in which previously existing powers or services are exercised and that it will not result in adverse changes to the environment nor to the level or scope of services provided; and,

WHEREAS, the Commission finds that there is no conflict or overlap between the formation and services to be provided by the proposed district and services provided by other districts within the proposed district boundaries. All potentially affected districts have been notified. The Commission finds that any perceived overlap of service or duplication is complementary and not conflicting; and

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon said application, including mailed notice to affected and subject agencies and published notice in newspapers of general circulation in order to ensure agencies, affected citizens and landowners were aware of the proposal; and,

WHEREAS, the Commission conducted a duly noticed public hearing on formation of the proposed district on June 12, 2023. At the hearing, all interested persons were given the opportunity to hear and be heard, and all oral and written testimony and evidence presented or filed was received and considered by the Commission; and

WHEREAS, the Executive Officer has reviewed the application and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and,

WHEREAS, the Commission has heard all interested parties desiring to be heard at the public hearing and considered the application and report by the Executive Officer and all other relevant evidence and information presented at said hearing, and has considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures;

NOW, THEREFORE, the Plumas Local Agency Formation Commission determines the following:

1. The foregoing recitals are true and correct.
2. The territory comprises approximately 468 square miles more or less and is found to be inhabited.
3. The Commission adopts the determinations regarding consistency with LAFCo Policies contained in the staff report for this formation and reorganization and incorporates them by reference herein.
4. The change of organization is assigned the following distinctive short-term designation:
Formation of Beckwourth Peak Fire Protection District and Reorganization of Fire and Emergency Medical Services Provided by City of Portola, Beckwourth Fire District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District (Plumas LAFCo File No. 2023-0002)
5. The Commission concurs with and affirms Portola's finding that this project qualifies for a Categorical Exemption to CEQA under Class 20 - *Changes in the organization or reorganization of local governmental agencies where the changes do not change the area in which previously existing powers are exercised.*
6. The boundaries, as set forth in this reorganization (or as amended by action of the Commission), are hereby approved as submitted and are as described in Exhibits "A" Map and "B" Boundary Description attached hereto and by this reference incorporated herein subject to the terms and conditions included.
7. This reorganization consists of the following jurisdictional changes:
 - Beckwourth Peak Fire Protection District - Formation and assumption of fire protection and emergency medical services within its boundaries as successor agency.
 - City of Portola – Transfer of fire protection and emergency medical services to BPFDP
 - Beckwourth Fire Protection District – Dissolution and transfer of services to BPFDP
 - Gold Mountain Community Services District – Divestiture of fire protection and emergency medical services and transfer of those services to BPFDP
 - Sierra Valley Fire Protection District - Dissolution and transfer of services to BPFDP
8. Based upon the information provided in the Executive Officer's Report, this Commission finds that the project to form the district is feasible, economically sound, and is in the public interest.

NOW, THEREFORE, the Commission resolves and orders the following:

1. Conditions

1.1. Approval of Proposal

The proposal is for the formation of the Beckwourth Fire Protection District and related reorganization such that the entirety of the eastern region of Plumas County would be included within the boundaries of the newly formed district, including all of Portola, the entirety of BFD and GMCSO, and a majority of the territory within SVFPD, which would result in subsequent dissolution of BFD and SVFPD, the transfer or divestiture of fire protection and emergency medical services by Portola and GMCSO, respectively, and identifying BPFDP as the successor agency for all four applicants. In addition to LAFCo's Terms and Conditions stated herein, this reorganization shall

be subject to terms and conditions as stated in the initiating resolutions included in the following documents all of which documents are by this reference incorporated herein:

- Resolution 2543 adopted February 22, 2023 by the City of Portola City Council (Exhibit "C");
- Resolution 2203.01 adopted March 15, 2023 by the Beckwourth Fire Protection District (Exhibit "D");
- Resolution 2022-23-004 adopted February 17, 2023 by the Gold Mountain Community Services District (Exhibit "E");
- Resolution 2023-02 adopted March 14, 2023 by the Sierra Valley Fire Protection District (Exhibit "F"); and
- Feasibility Study and Plan for Services developed by the Local Emergency Services Study Group (LESSG) (Exhibit "G").

1.2. Election

The Commission approves the proposal, including waiver of protest proceedings, subject to confirmation of the voters and upon the terms and conditions stated herein.

The Commission requests the Board of Supervisors call an election and authorize the County Elections Official to prepare for and conduct the necessary election in accordance with Government Code Section 57125 et seq. and relevant election provisions of the County.

All proper expenses incurred in conducting elections for formation proceedings must be paid by the newly formed district, if successful, or by the county within which the proposed district is located, if the formation proceedings are terminated (Government Code, Sec. 57150(b)); and

The Beckwourth Peak Fire Protection District is required to be partially funded by a special tax approved by registered voters residing within the boundaries of the district, and the district shall not be formed unless this funding mechanism is approved. The language in the Ballot Measure must substantially conform with the following language:

- a. "To build and sustain adequate community fire and rescue services for the eastern region of Plumas County, shall the order adopted on June 12, 2023 by the Plumas Local Agency Formation Commission ordering the reorganization affecting the Beckwourth Fire Protection District, Sierra Valley Fire Protection District, Gold Mountain Community Services District, and City of Portola and providing for the formation of the "Beckwourth Peak Fire Protection District" in the territory described, subject to terms and conditions specified in the order, including a special tax to finance district services, be confirmed? [67 WORDS, "Eastern Region of Plumas County", "June 12, 2023", "Plumas County", "Local Agency Formation Commission", "Beckwourth Fire Protection District", "Sierra Valley Fire Protection District", "Gold Mountain Community Services District", "City of Portola", and "Beckwourth Peak Fire Protection District" count as 1 word]
- b. "To build and sustain adequate community fire and rescue services for the eastern region of Plumas County, including adequate funding for staffing coverage, insurance, fuel, and essential equipment, shall a measure imposing an annual special tax for each parcel dependent on use, with a base rate of \$110 for improved single family residential parcels under 1,800 square feet, and parcels with other uses will be charged at various rates based on usage, raising an estimated \$405,000 annually until repealed by voters, be adopted in accordance with the terms and conditions of the Beckwourth Peak Fire Protection District Formation?" [89 WORDS, "Beckwourth Peak Fire Protection District Formation" and "Eastern Region of Plumas County" count as 1 word]

Certification of the election results by Plumas County must be submitted to the Executive Officer of Plumas LAFCo prior to recordation of the Certificate of Completion.

The Executive Officer is authorized and directed to make non-substantive changes to the ballot language and impartial analysis for the purposes of clarity and for the purpose of addressing any concerns that may be raised by the County Elections Official.

1.3. Transfer of Services

Beckwourth Fire Protection District and Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor for both agencies within their boundaries.

Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within GMCSO's boundaries. GMCSO will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.

The City of Portola shall transfer the responsibility of providing fire protection and emergency medical services, and the new fire protection district named the successor of those services within the city limits.

The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.

1.4 Effective Date

The formation of the Beckwourth Peak Fire Protection District shall be effective January 1, 2024, after compliance with the terms and conditions stated in this resolution and recordation of the Certificate of Completion.

Reorganization of the applicant agencies and their fire and emergency medical services shall be effective July 1, 2024 following compliance with the terms and conditions stated in this resolution and recordation of the Certificate of Completion.

The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.

2. **Financial Conditions**

2.1 Financial Plan

The financing plan for the Beckwourth Peak Fire Protection District, as submitted in the Application and Plan for Service, is adequate to maintain and enhance fire protection services, contingent on a special tax being approved by registered voters within the proposed district boundary.

2.2 Special Tax

Formation of the new fire protection district shall be conditioned upon approval of a new special tax by the registered voters of the new fire protection district that would include the following provisions:

- a. A new revenue source will be required to support the new fire protection district's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the proposed fire protection district boundary, based on land use types provided by the Assessor's Office. The proposed special tax will raise funds to plan, finance, implement, manage, own, and operate a regional fire protection district to provide community

- fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed fire protection district's boundary.
- b. Low Income Exemption – The new fire protection district recognizes the proposed special tax may create a burden for low-income property owners in the region. For this reason, the New Fire District shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for “very low” or “poverty level” to apply for a partial or complete exemption from the tax.
 - c. Contiguous Parcel Exemption – The new fire protection district shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
 - d. Inflationary Adjustment - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the new fire protection district Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for All West Urban Consumers, Non-seasonally Adjusted, for the Preceding Year (Bureau of Labor Statistics Series ID CUUR400SAO) for the preceding year. This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.

The special tax shall not become effective unless approved by two-thirds (2/3) of the votes cast by registered voters within the proposed district boundary and shall become effective in the next fiscal year following approval.

If approved, the special tax set forth above shall be collected annually by the County of Plumas in the same manner and subject to the same penalties as other taxes collected by the County.

The special tax shall be used by the Beckwourth Peak Fire Protection District for fire protection and emergency medical services and tax proceeds received shall be placed in an account created for that purpose.

The Beckwourth Peak Fire Protection District shall file an annual report regarding the use of the tax proceeds as required by Government Code Section 50075.3.

2.3 Transfer of Property

After the effective date of this resolution, all real and personal property of BFD and SVFPD shall be transferred to BPFPD, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the BFD and the SVFPD, and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules in Exhibits D (BFD) and F (SVFPD).

Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto in Exhibit E upon district formation.

The City of Portola shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto in Exhibit C upon district formation.

BPFDP will accept such assets “as-is” with all leases or other liabilities attached thereto.

2.4 Transfer of Revenues, Expenses, Assets and Fund Balances

After the effective date of this reorganization, the revenues, expenses, assets and fund balances identified in the Asset Transfer Schedules for each agency will be transferred to the Beckwourth Peak Fire Protection District.

2.4 Transfer of Previously Authorized Special Taxes and Assessments and Associated Fund Balances

All previously authorized charges, fees, assessments, and/or taxes currently in effect dedicated to fire protection or emergency medical response, now levied or collected by each of the four agencies, including improvement or assessment districts thereof, shall cease to be levied and collected by each of the four agencies and the successor agency, apart from Gold Mountain Community Services District which will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.

2.5 Property Tax Exchange

The amount of base property tax and tax increment transferred shall be in accordance with Plumas County Board of Supervisor’s Resolution 23-8818 herein attached as Exhibit H and City of Portola’s Resolution 2023-2543 herein attached as Exhibit C.

The property tax revenue apportionment currently assigned to BFD, SVFPD, and GMCSO will be transferred to the successor agency, as provided for in Government Code Section 56810. In addition, the City of Portola shall transfer \$70,000, in total, of the City’s existing base property tax revenue to the successor agency. The transfer formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine the effective tax allocation factor that would generate approximately \$70,000, in base property tax revenue. This is a base transfer that shall continue in perpetuity without further regard for the amount of revenue generated for the successor agency. Each fiscal year thereafter, the successor agency shall receive the base amount and its share of the annual tax increment derived according to the formula described above, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above. For the areas to be included in BPFDP that are presently outside of a fire and EMS provider, the County has agreed to a property tax exchange of 10% of the increment.

2.6 Use of Assessment Roll

The regular county assessment roll will be utilized for this change of organization.

2.7 Appropriations Limit

Pursuant to Section 7902.7 and Article XIIB of the State Constitution, the Commission hereby establishes BPFDP’s provision appropriations limit as a combination of 1) transfers the existing appropriations limits of BFD and SVFPD, 2) the amount in property taxes to be transferred from the City of Portola and GMCSO, and 3) the amount raised through a special tax approved by registered voters within the District, as of the effective date of this reorganization.

2.8 Indebtedness

As specified in the Resolutions of Application, the indebtedness of each District shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness of each of the four agencies at the time of reorganization shall remain the obligation of the successor newly formed fire protection district.

2.9 Charges and Fees

A charges and fee structure for services rendered will be adopted by the new fire protection district board, including procedures by ordinance to administer the special tax including exemptions that balance the needs of the district for funding and the burdens on property owners and file such ordinance with LAFCo.

3 Operational Conditions

3.1 Service Plan

The Plan for Services provided in the Resolutions of Application submitted by the applicants shall guide the Board of Directors of the Beckwourth Peak Fire Protection District as to the manner in which services are provided in the affected territory.

The services to be provided by the successor District shall be provided in a manner consistent with the "Plan for Services" attached hereto as Exhibit "G" and incorporated herein by reference.

3.2 Staffing

All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district.

All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.

Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.

3.3 Board of Directors

The district shall be governed by a five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the proposed district and whose term must be four years, with the exception of the initial board. The five-member initial Board of Directors must be elected prior to recordation of the Certificate of Completion.

Once elected, the five members of the board of directors shall classify themselves by lot into two classes: one class must have three members and the other class must have two members. For the class that has three members, the terms of offices that begin after the next general district election must be four years; for the class that has two members, the initial terms of offices that begin after the general district election must be two years. Thereafter, the terms of all members is four years.

The terms of office of the elected board members are determined pursuant to the Uniform District Election Law and shall be elected at-large.

3.4 Contracts and Agreements

Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.

4 Spheres of Influence

4.1 Sphere of Influence

The Sphere of Influence for the Beckwourth Peak Fire Protection District is approved to be 'coterminous' with the boundaries of the newly formed district.

5 Commission Directions to Staff

- 5.1 Pursuant to Health and Safety Code Section 13823, if LAFCo approves the formation of a district, with or without amendment, wholly, partially, or conditionally, the board of supervisors shall call and give notice of the election to be held in the proposed district. The Executive Officer shall provide a copy of this resolution to the County for the Board of Supervisors to comply with this mandate and call and give notice of the election to be held with three questions 1) shall the district be formed, 2) shall a special tax be approved to fund the district, and 3) election of the first Board of Directors. Specific language for these questions is outlined Condition 1.2 of this resolution.
- 5.2 The Executive Officer is hereby directed to transmit a certified copy of this resolution to each affected agency, as provided for in Government Code Section 56882.
- 5.3 The Executive Officer is hereby directed to file a Notice of Exemption meeting the requirements of CEQA.
- 5.4 Electronic copies of boundary maps and the metes & bounds description in PDF format meeting the state Board of Equalization Requirements shall be submitted to LAFCO prior to the recordation of the Certificate of Completion. All maps and boundary descriptions shall comply with the State Board of Equalization requirements. Any boundary description and (or) map, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs. The boundary description and map if amended by action of the Commission will be revised and checked at the expense of the applicant, prior to filing of the Certificate of Completion.
- 5.5 Any and all Plumas County, Plumas LAFCO and State of California fees or costs must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of required fees prior to filing the Certificate of Completion for direct payment to the agency by project proponent.
- 5.6 Approval of this reorganization is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Plumas Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this change of organization. The Plumas Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.
- 5.7 The Executive Officer is directed to record a Certificate of Completion in Plumas County for this proposal after compliance with the conditions herein and certification of the election results by Plumas County have been submitted.
- 5.8 Completion of proceedings shall be concluded within one year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings

shall be terminated unless a request for an extension is submitted to LAFCo prior to the expiration date.

5.9 If there are disputes regarding the meaning or implementation of these terms and conditions, Plumas LAFCo is the authority which must be contacted to resolve such disputes or clarifications.

Action by the Plumas Local Agency Formation Commission on this application has been conducted pursuant to Government Code Section 57100.

The foregoing resolution was duly passed by the Plumas Local Agency Formation Commission at a regular meeting held on June 12, 2023, by the following roll call vote:

Ayes:

Noes:

Abstentions:

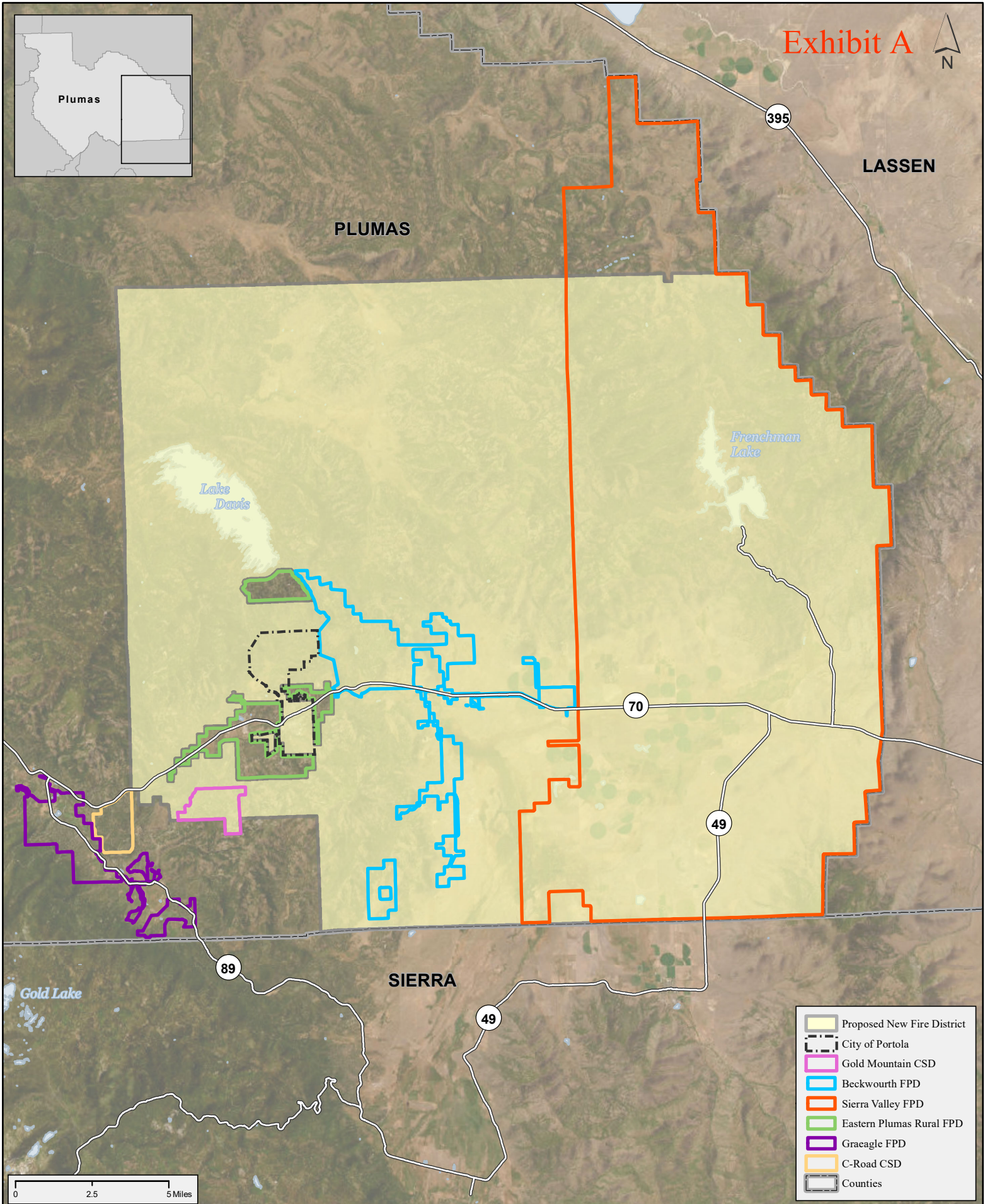
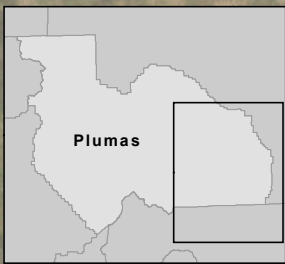
Absent:

Signed and approved by me after its passage this 12th day of June, 2023.

Bill Powers, Chair, Plumas LAFCo

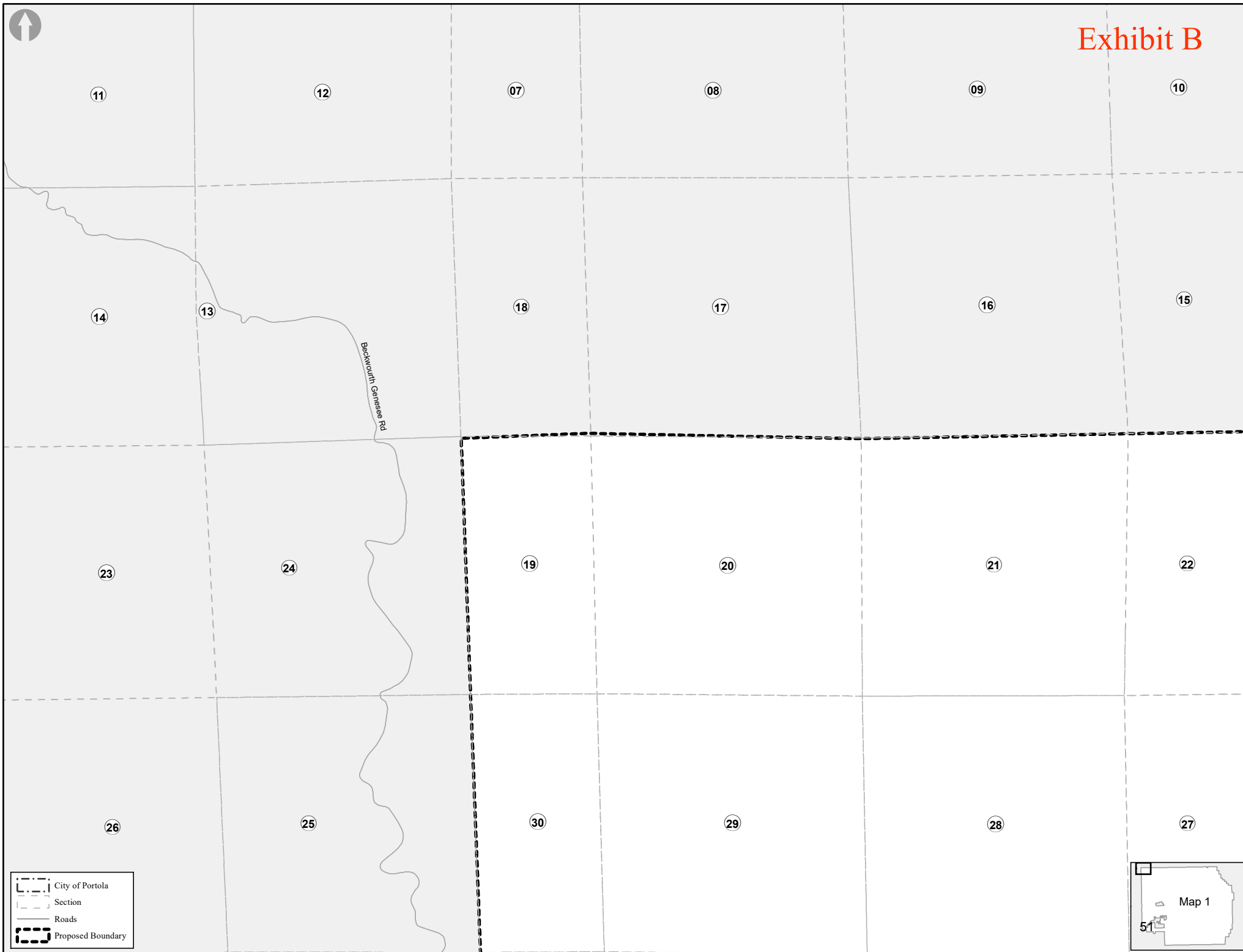
Attest:

Jennifer Stephenson, Executive Officer



Proposed Beckwourth Peak Fire Protection District

Exhibit B





09

10

11

12

07

08

16

15

14

13

18

17

28N01

21

22

23

24

19

20

28

27

26

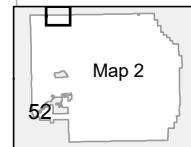
25

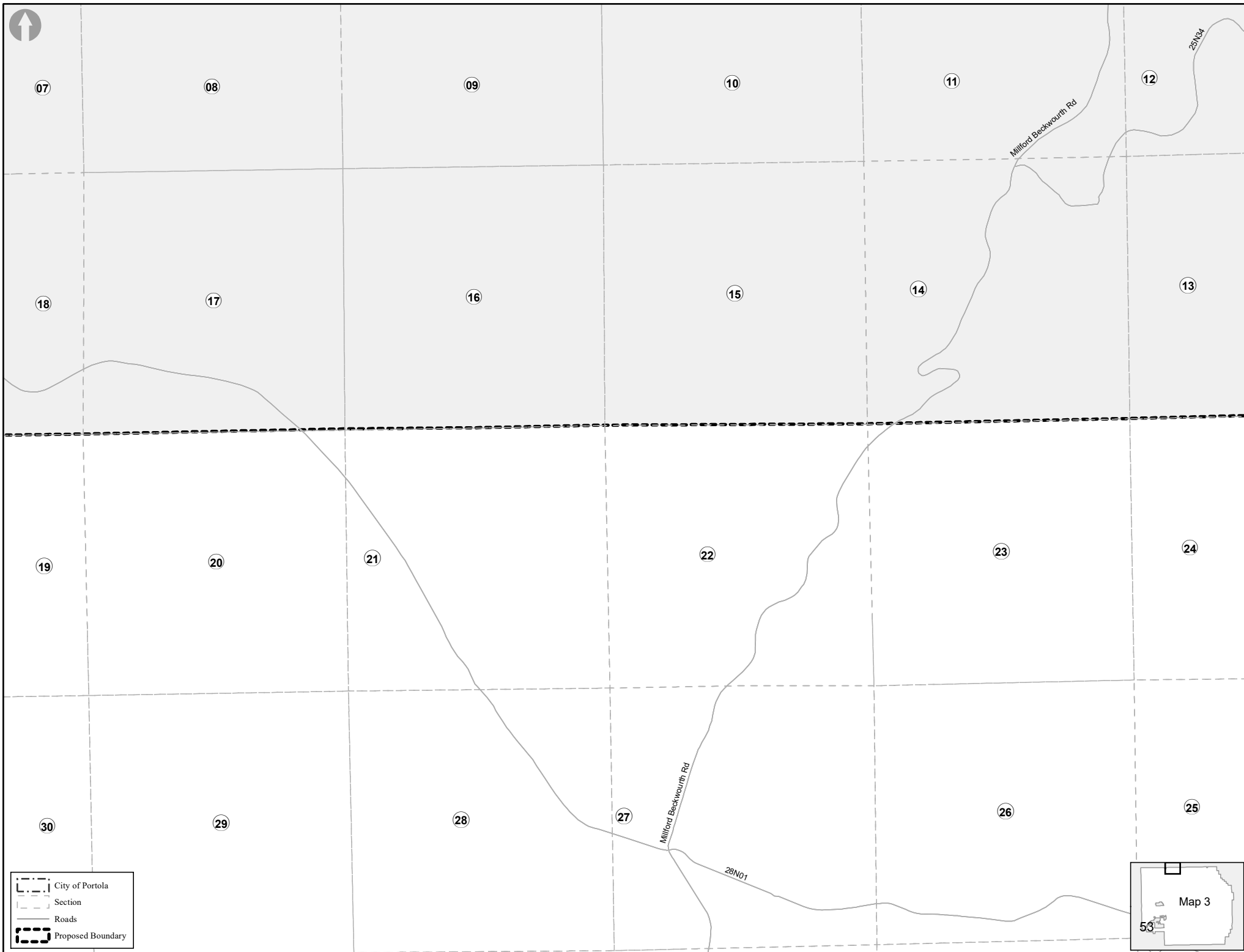
30

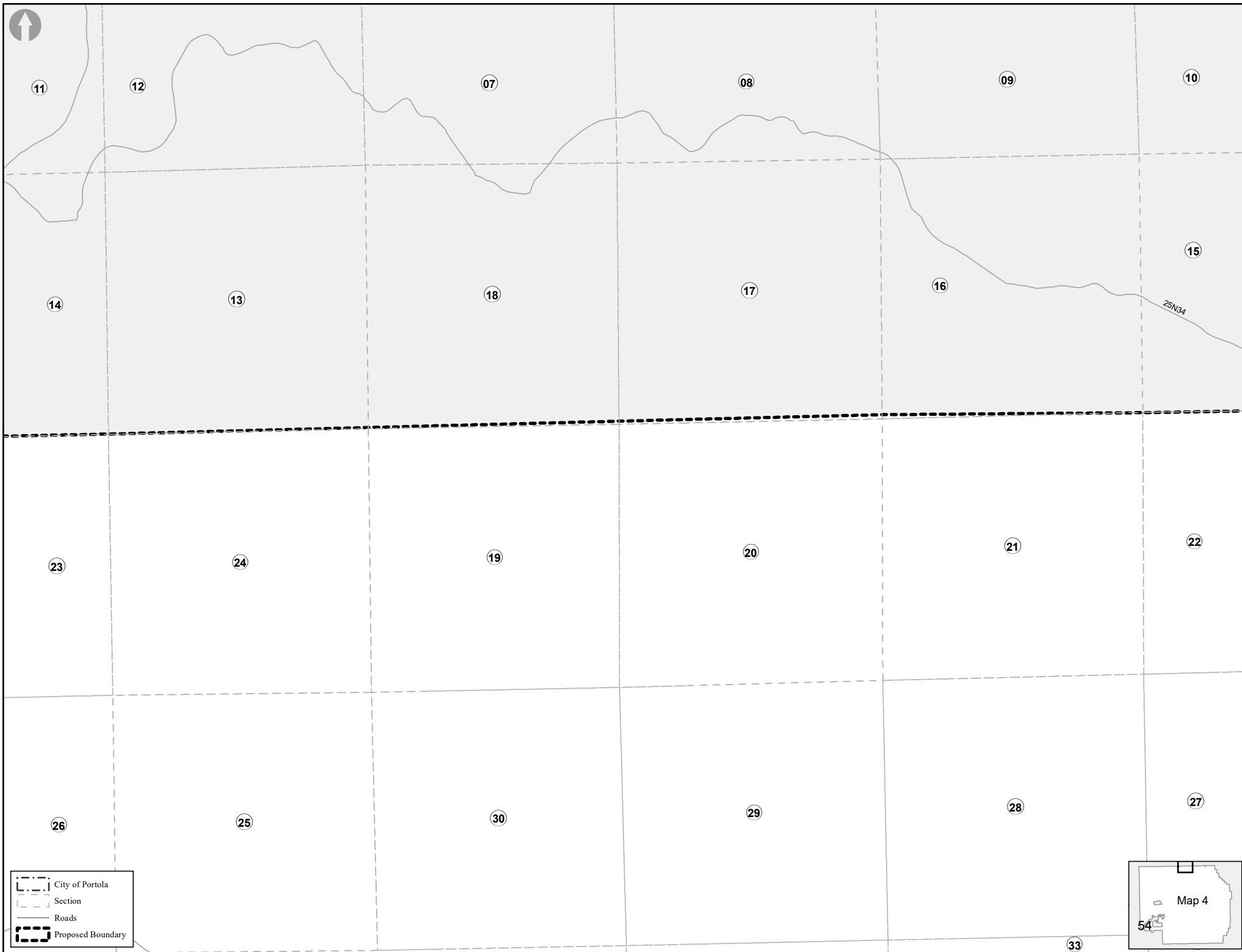
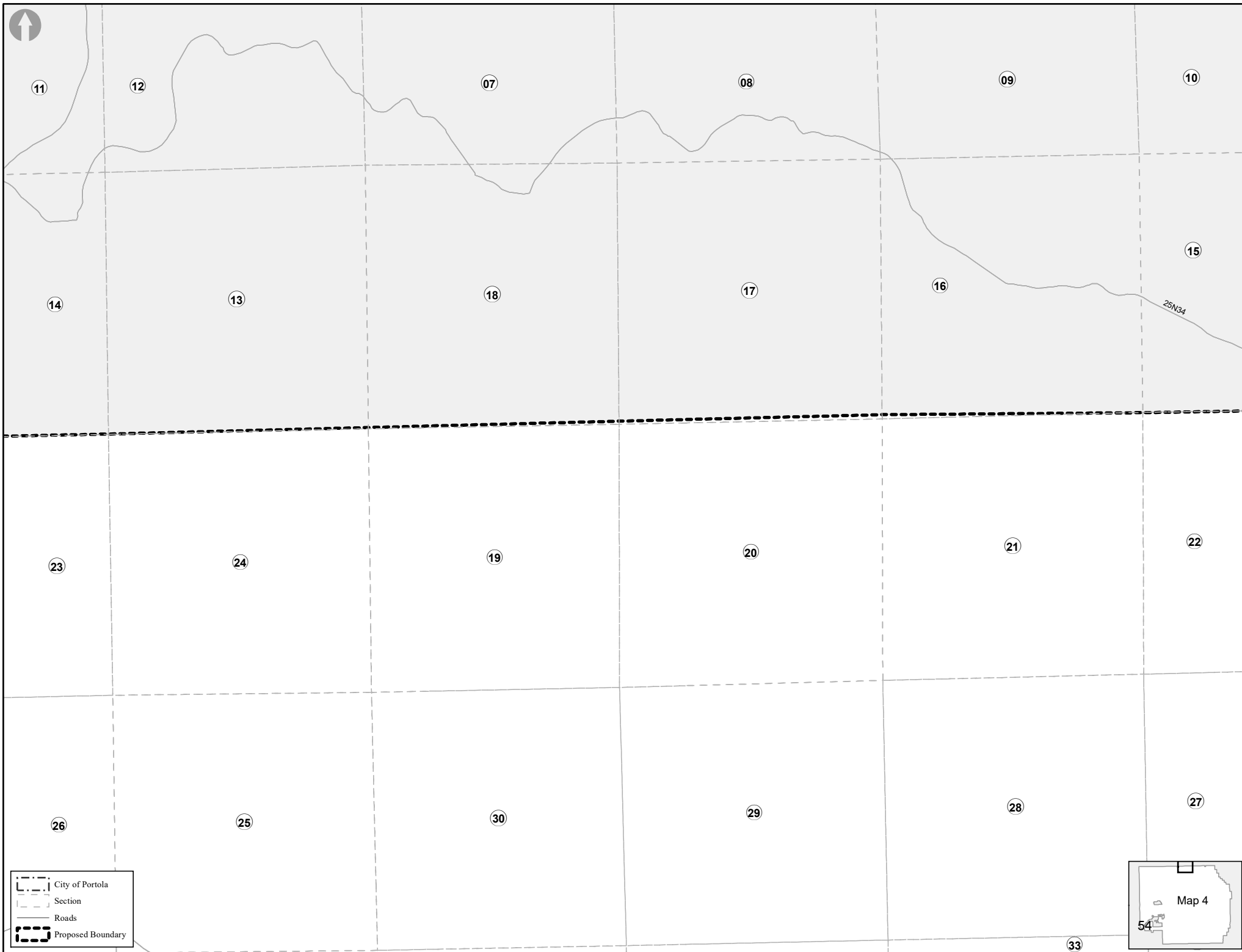
29

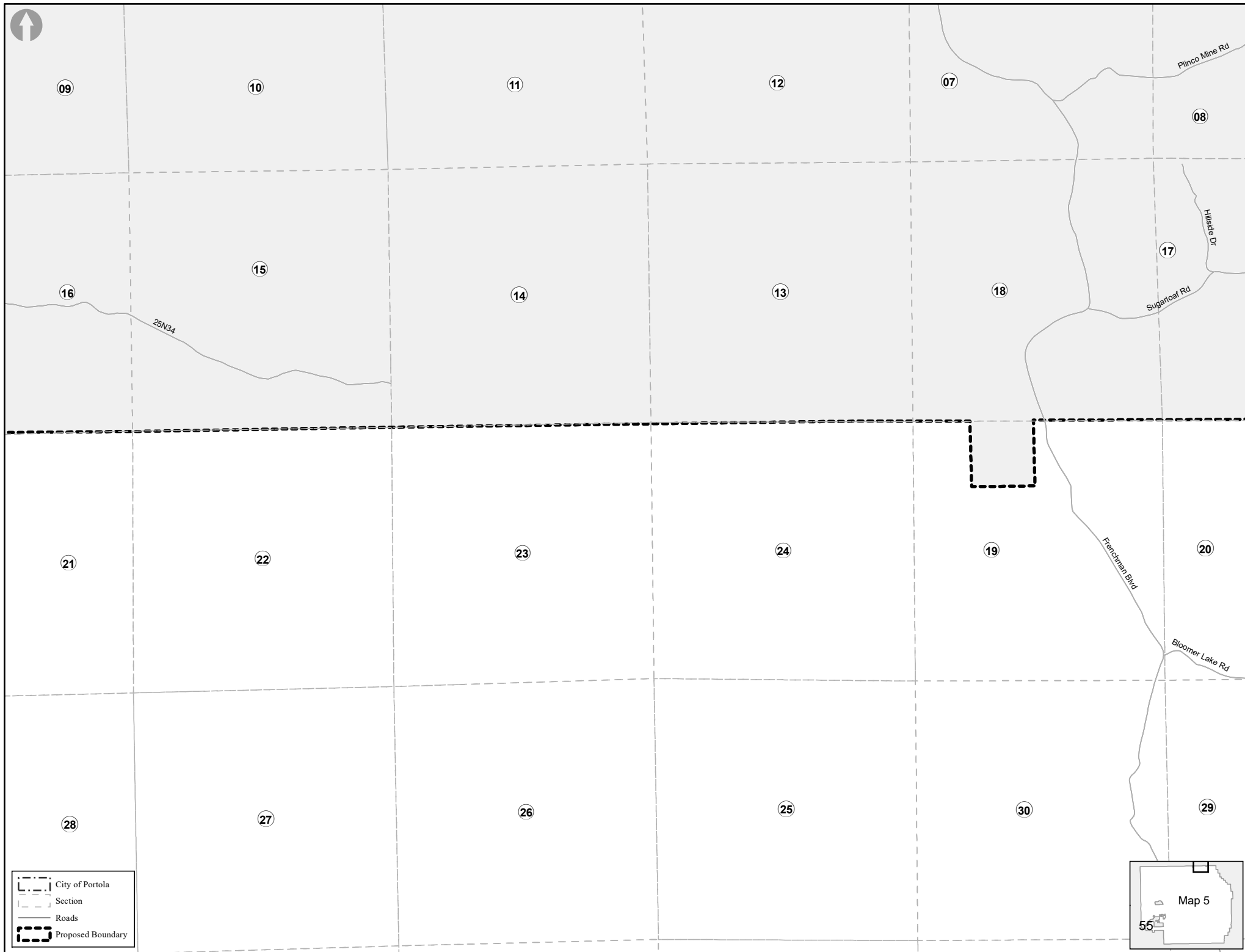
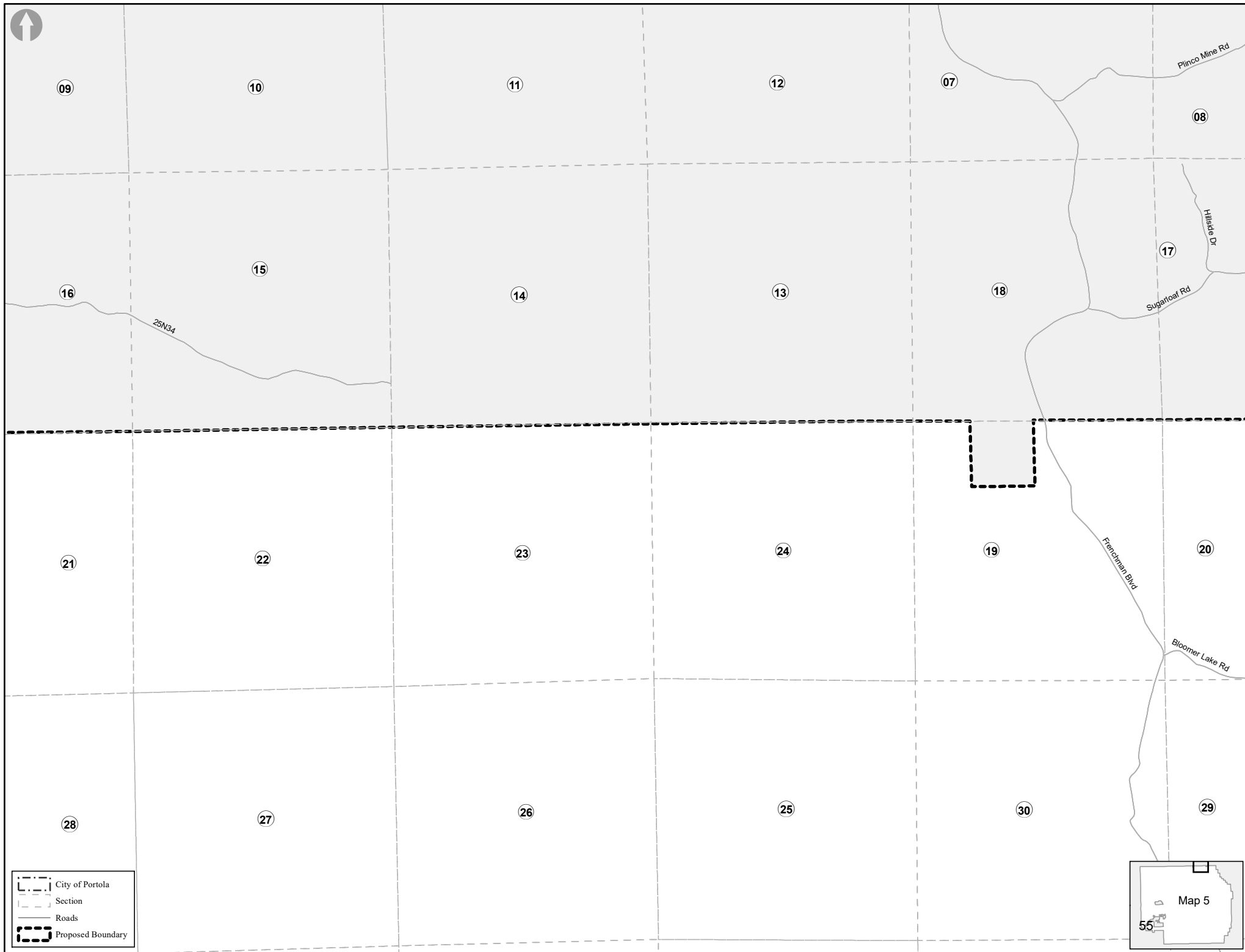
Mc Reynolds Rd

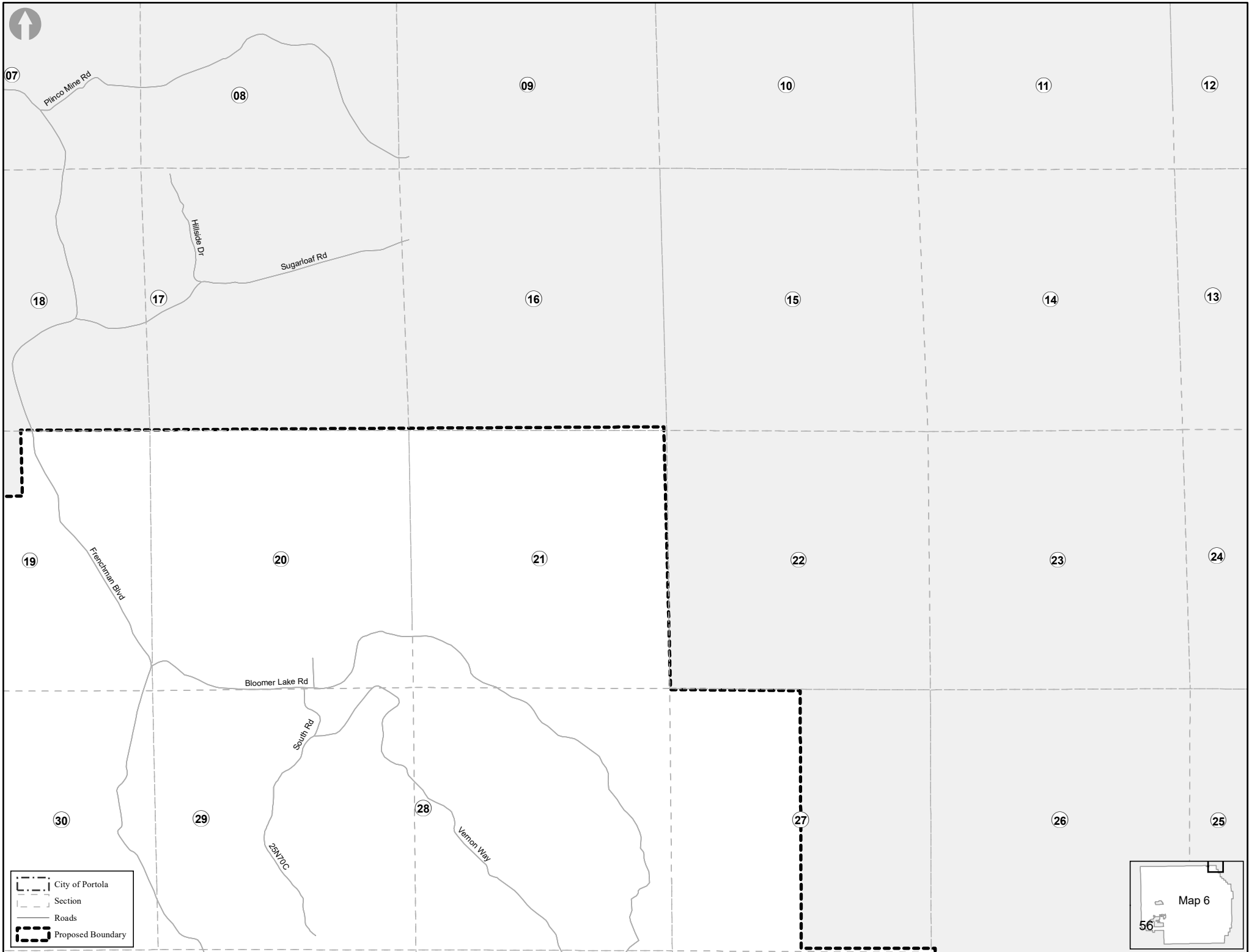
- City of Portola
- Section
- Roads
- Proposed Boundary

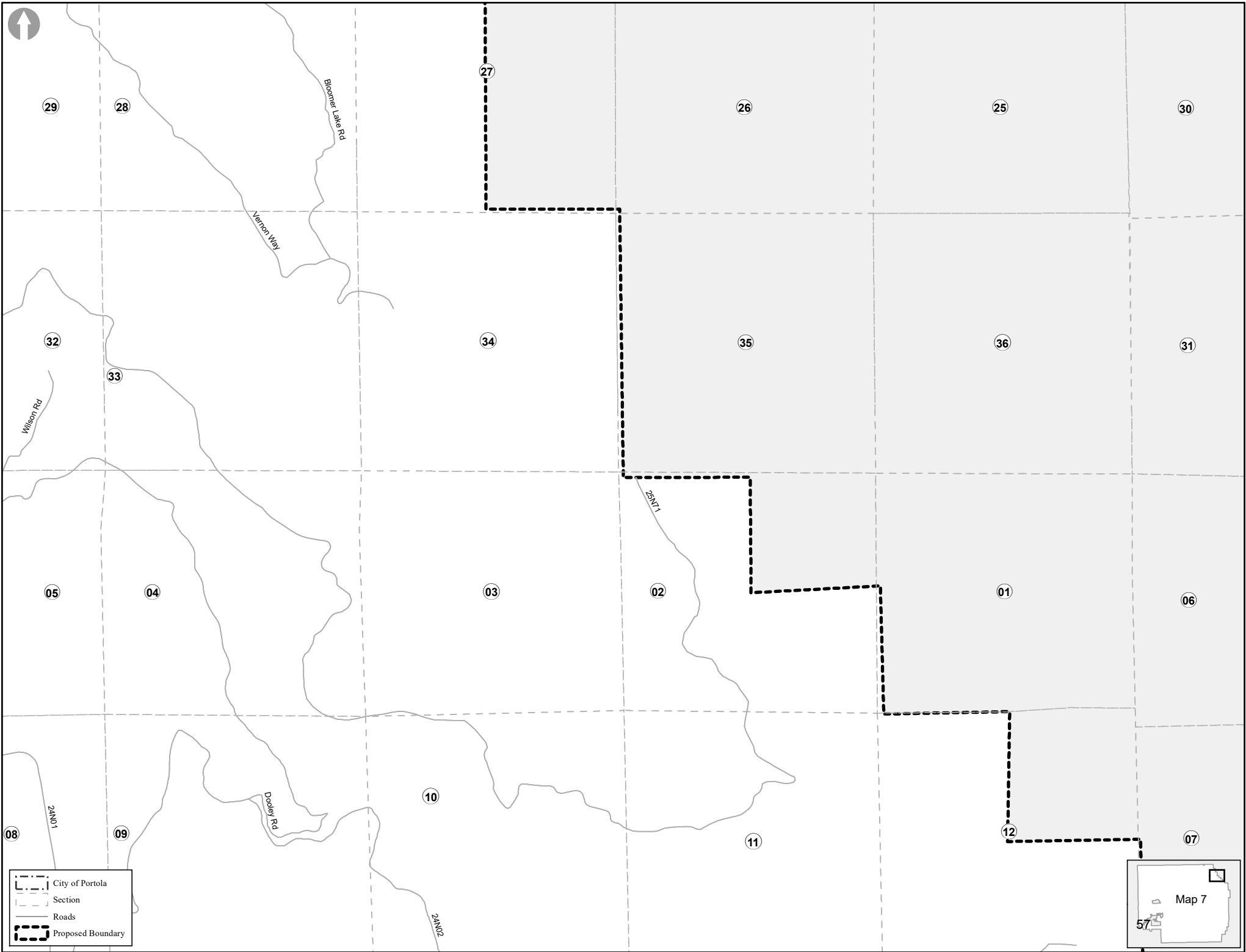














25N71

11

12

07

08

09

24N02

14

13

18

17

16

23

24

19

20

21

24N71

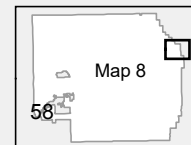
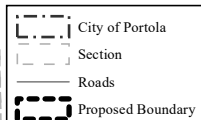
26

25

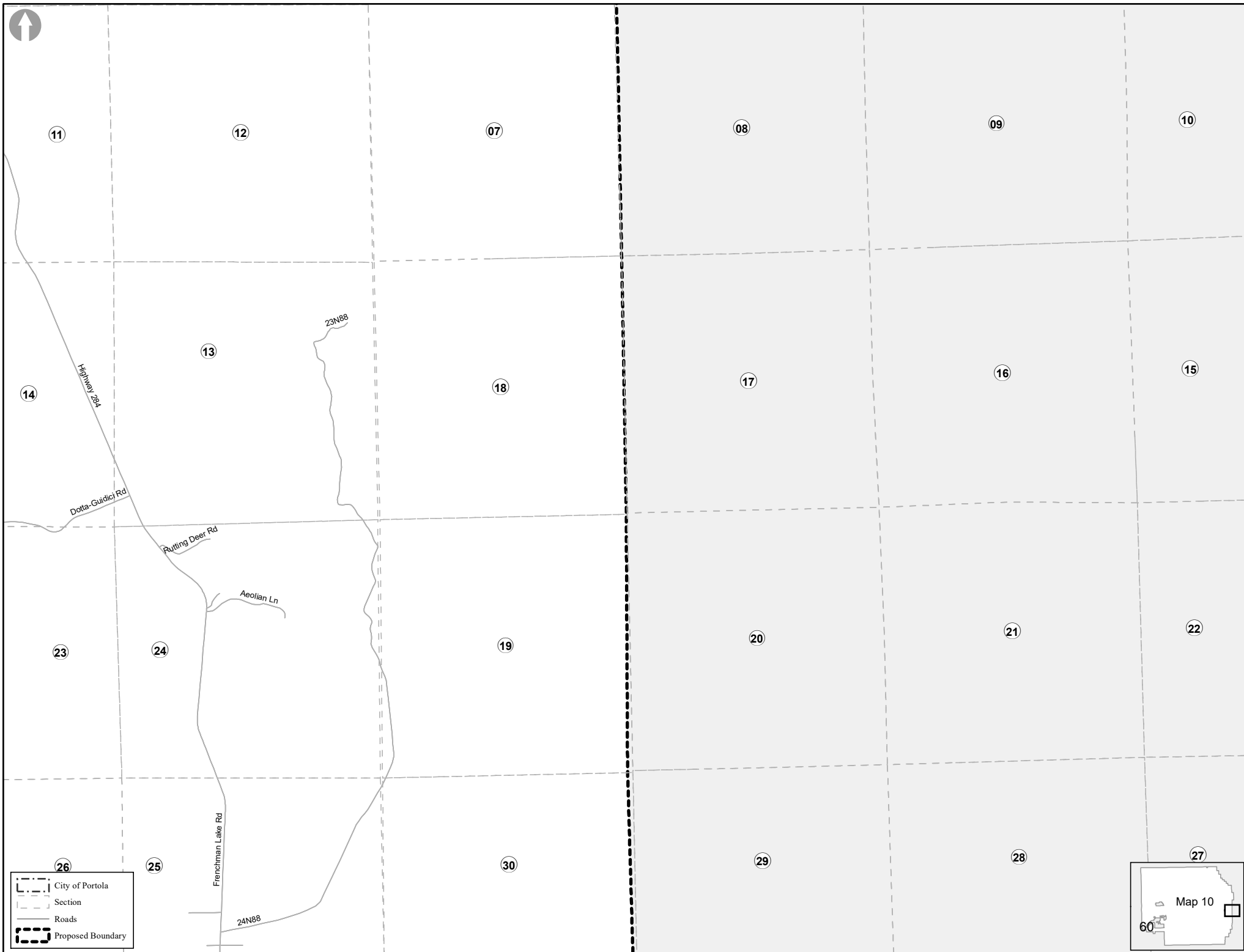
30

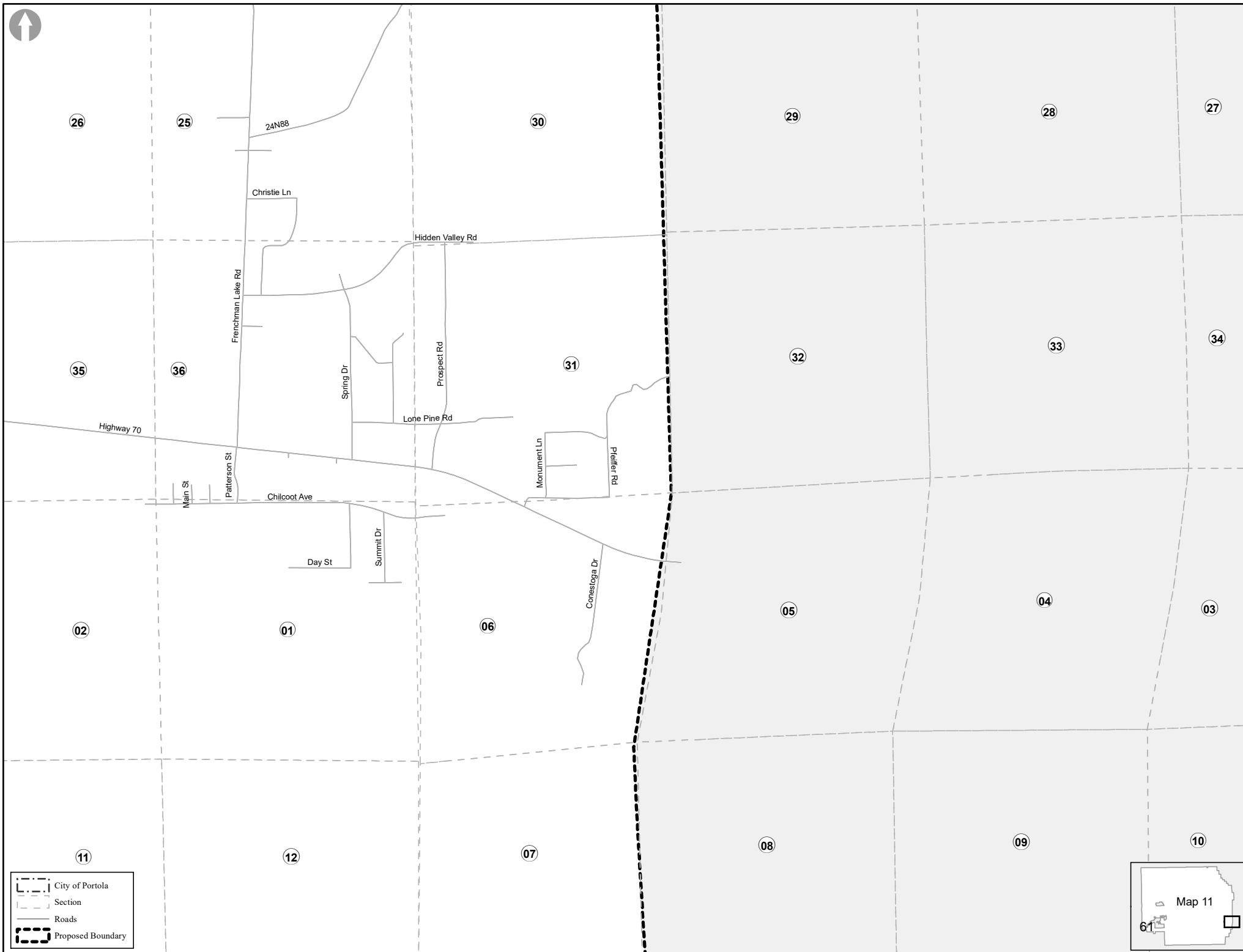
29

28

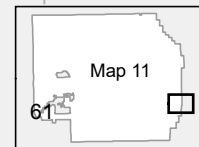








- City of Portola
- Section
- Roads
- Proposed Boundary





10

11

12

07

08

09

15

14

13

18

17

16

22

23

24

19

20

21

27

26

25

30

29

28



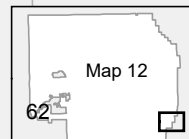
City of Portola

Section

Roads

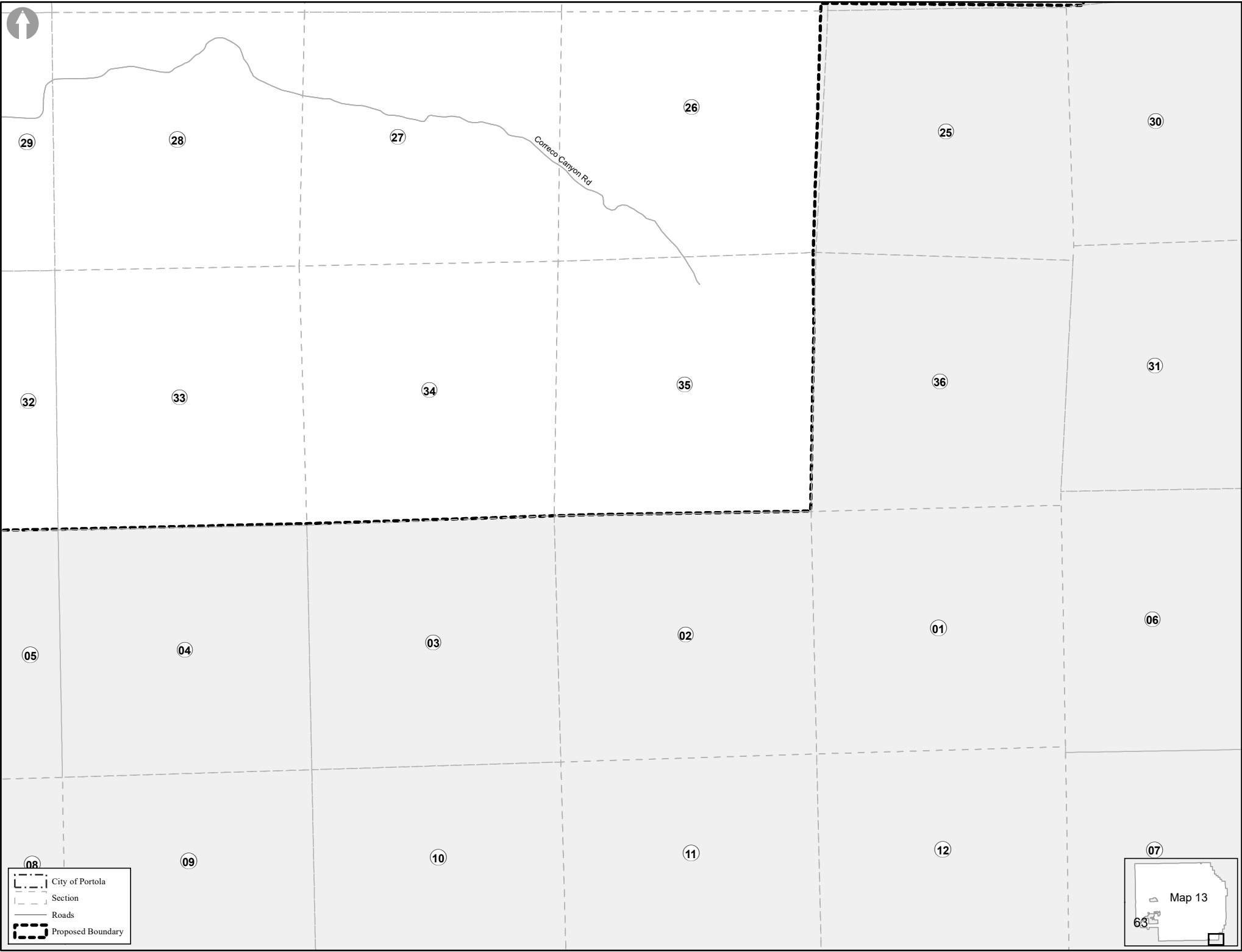
Proposed Boundary

Canyon Rd



Map 12

62





27

26

25

30

29

28

Sierra Valley Rd

Dotta Ln

Highway 49

34

35

36

31

32

33

03

02

01

06

05

04

10

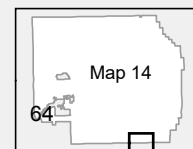
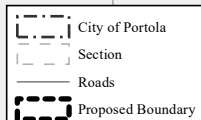
11

12

07

08

09





25

30

29

28

27

26

36

31

32

33

34

35

Harriet Ln

01

06

05

04

03

02

12

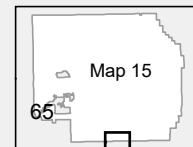
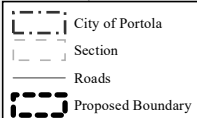
07

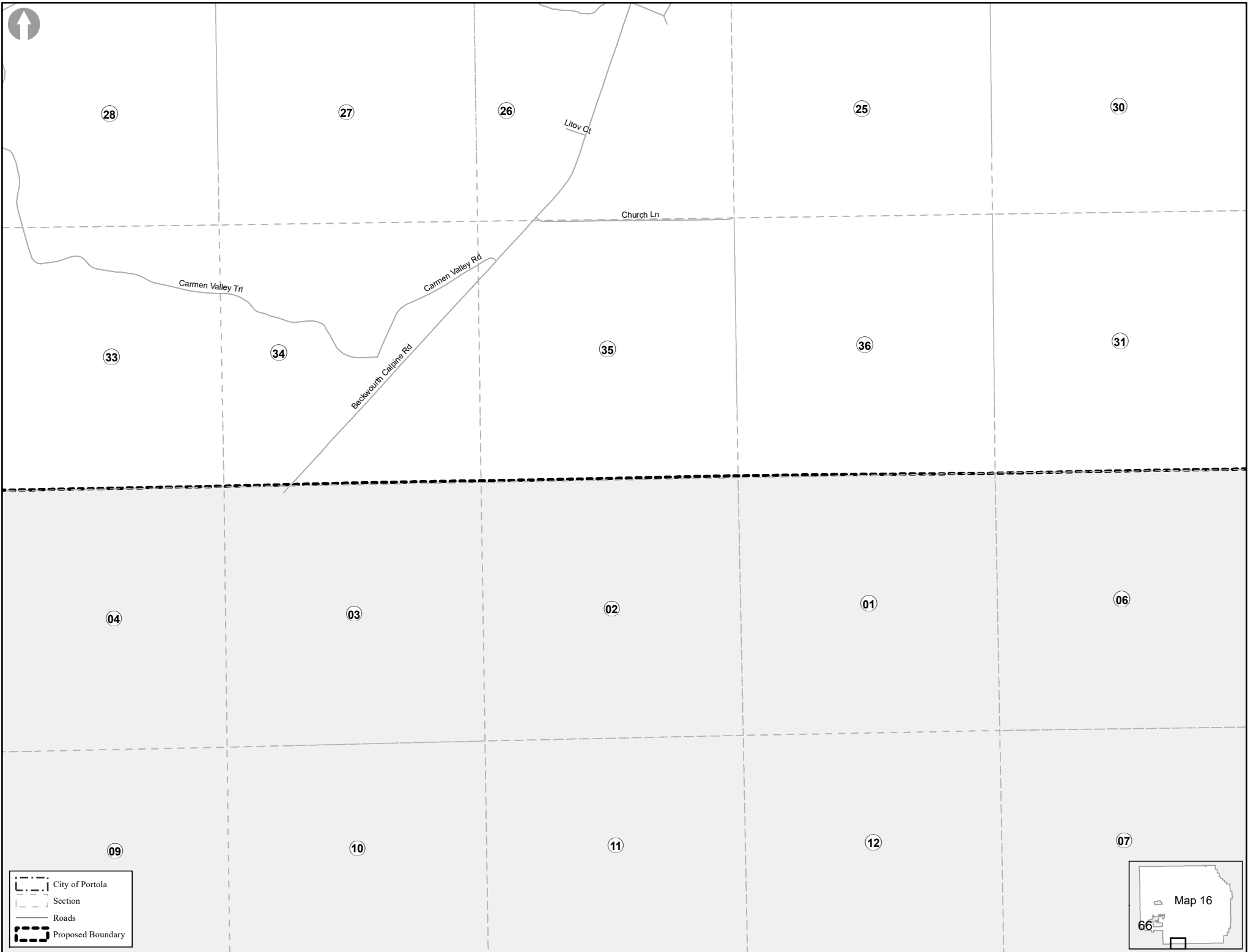
08

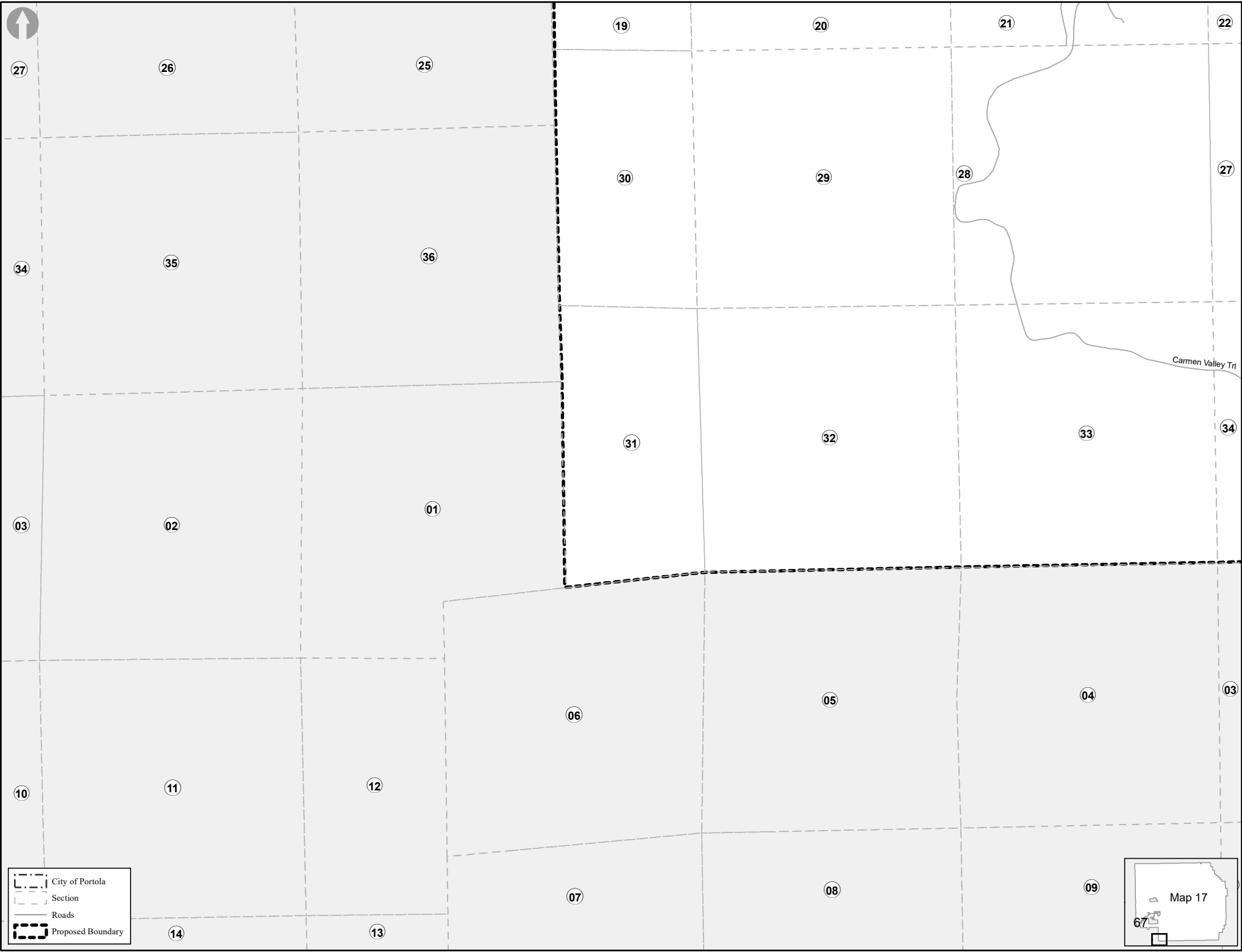
09

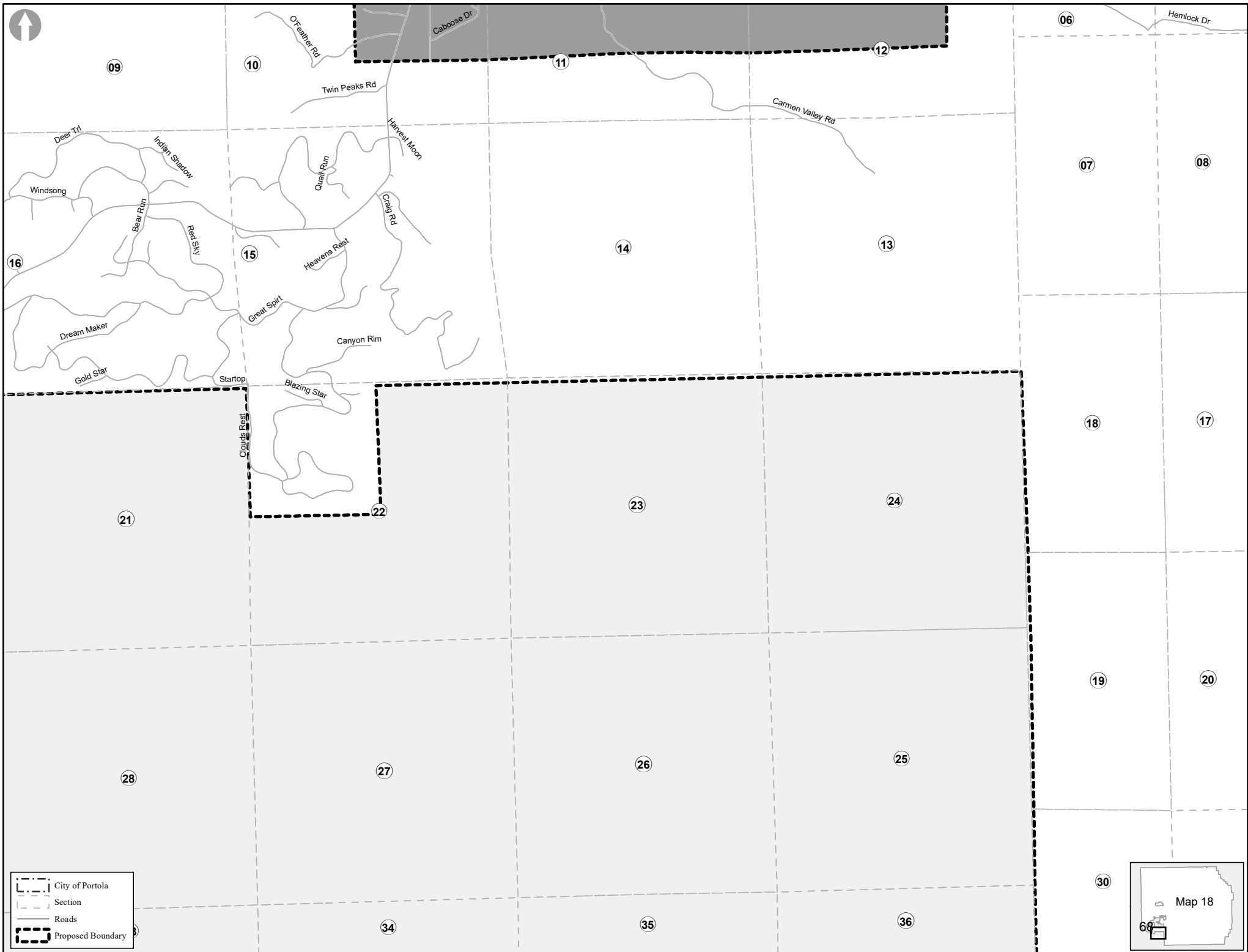
10

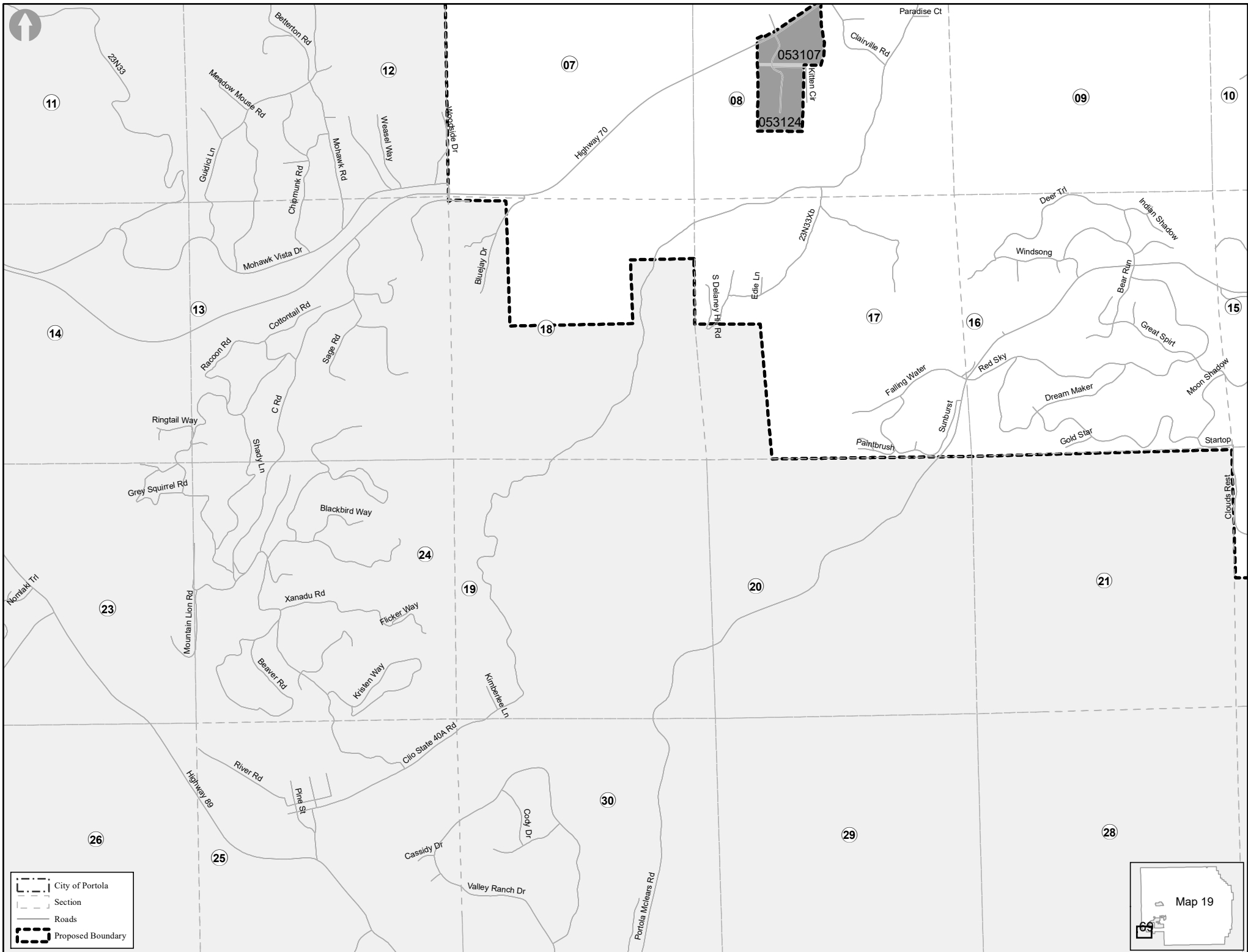
11

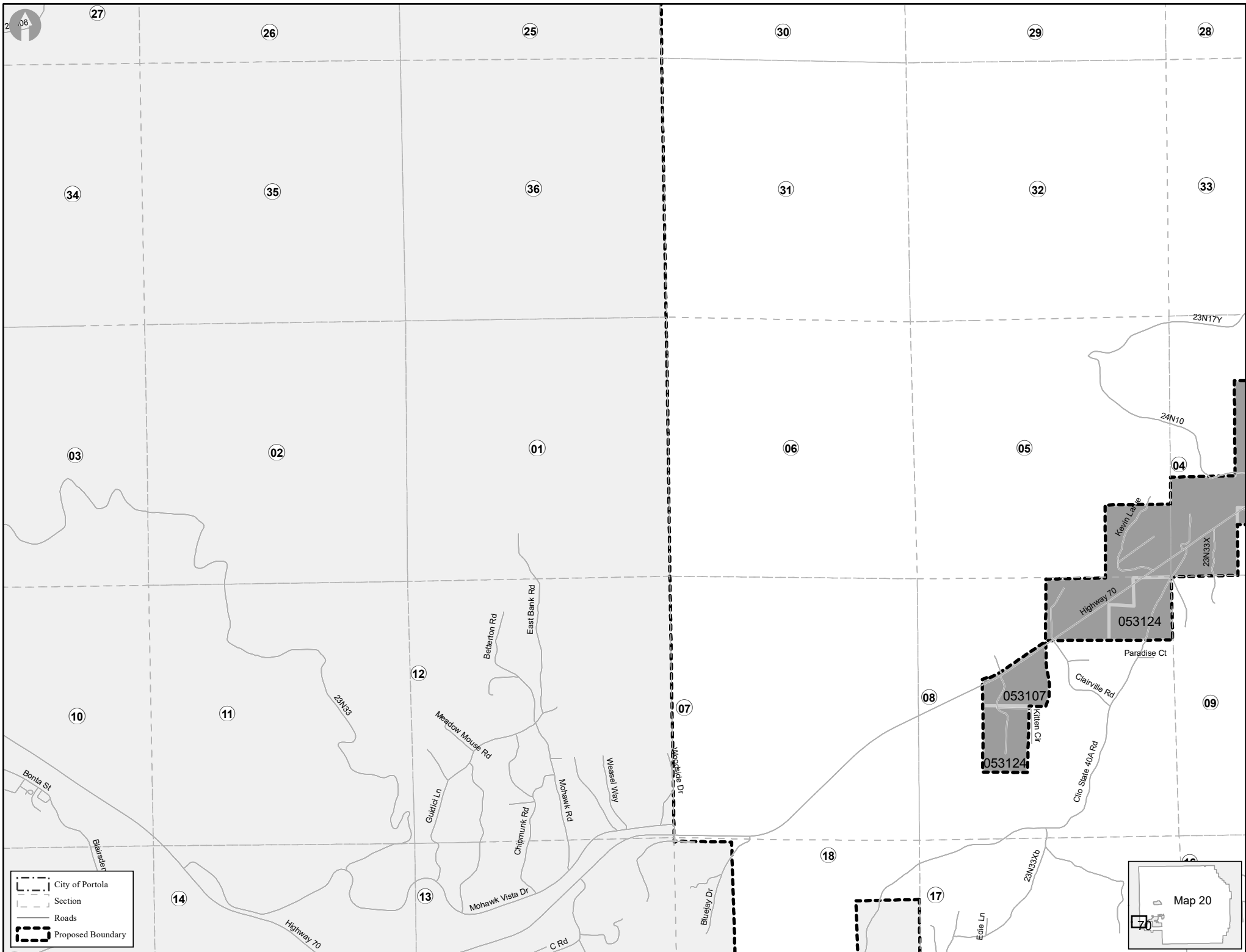


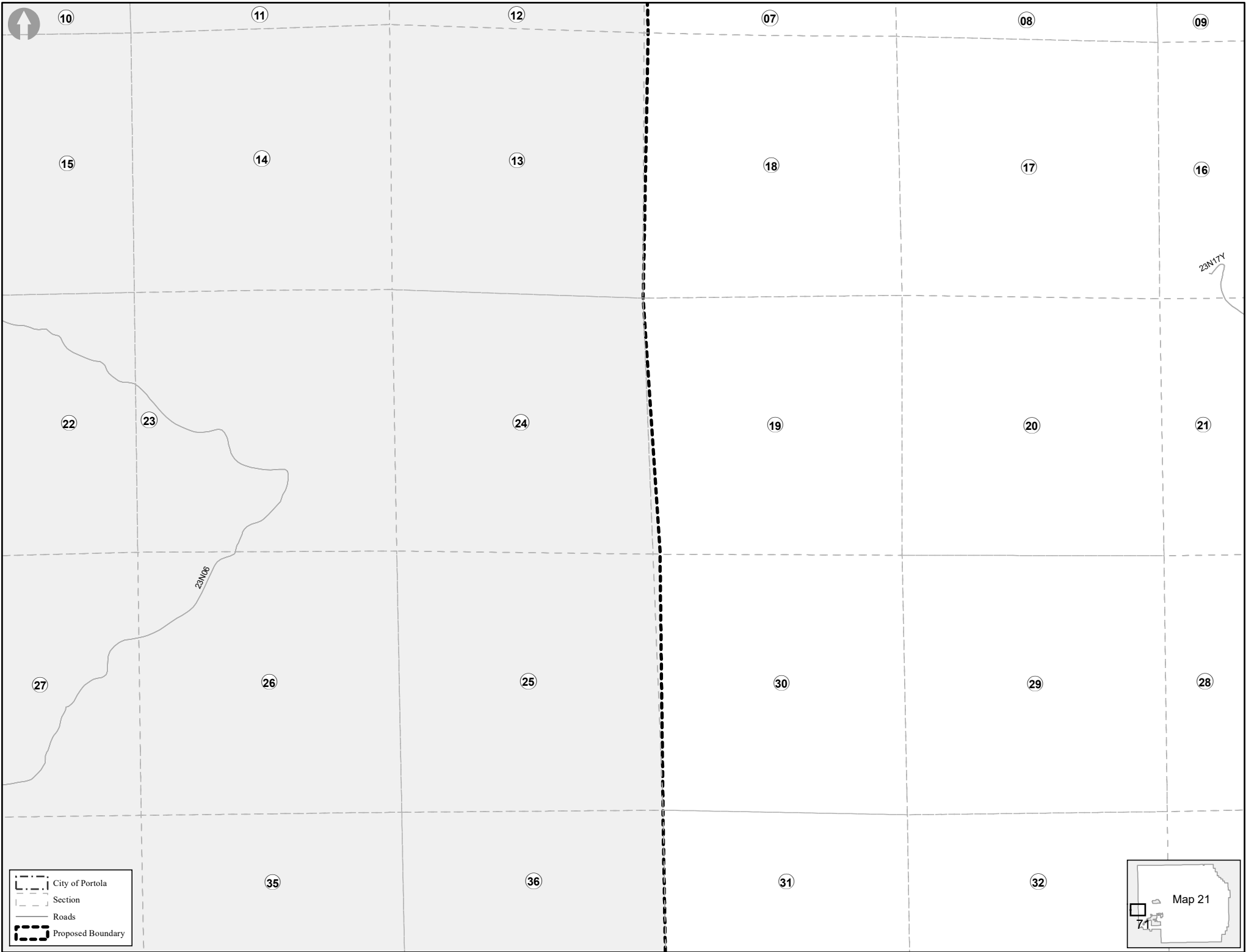














34

35

36

31

32

33

03

02

01

06

05

04

10

11

12

07

08

09

15

14

13

18

17

City of Portola
Section
Roads
Proposed Boundary

Map 22
72



15

14

13

18

17

16

Beckwourth Taylorsville Rd

22

23

24

19

20

21

27

26

25

30

29

28

34

35

36

31

32

33

City of Portola
Section
Roads
Proposed Boundary

Map 23
73



27

26

25

30

29

28

27

34

35

36

31

32

33

03

02

01

06

05

04

10

11

12

07

08

09

15

14

13

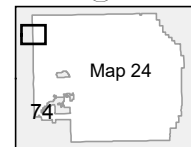
18

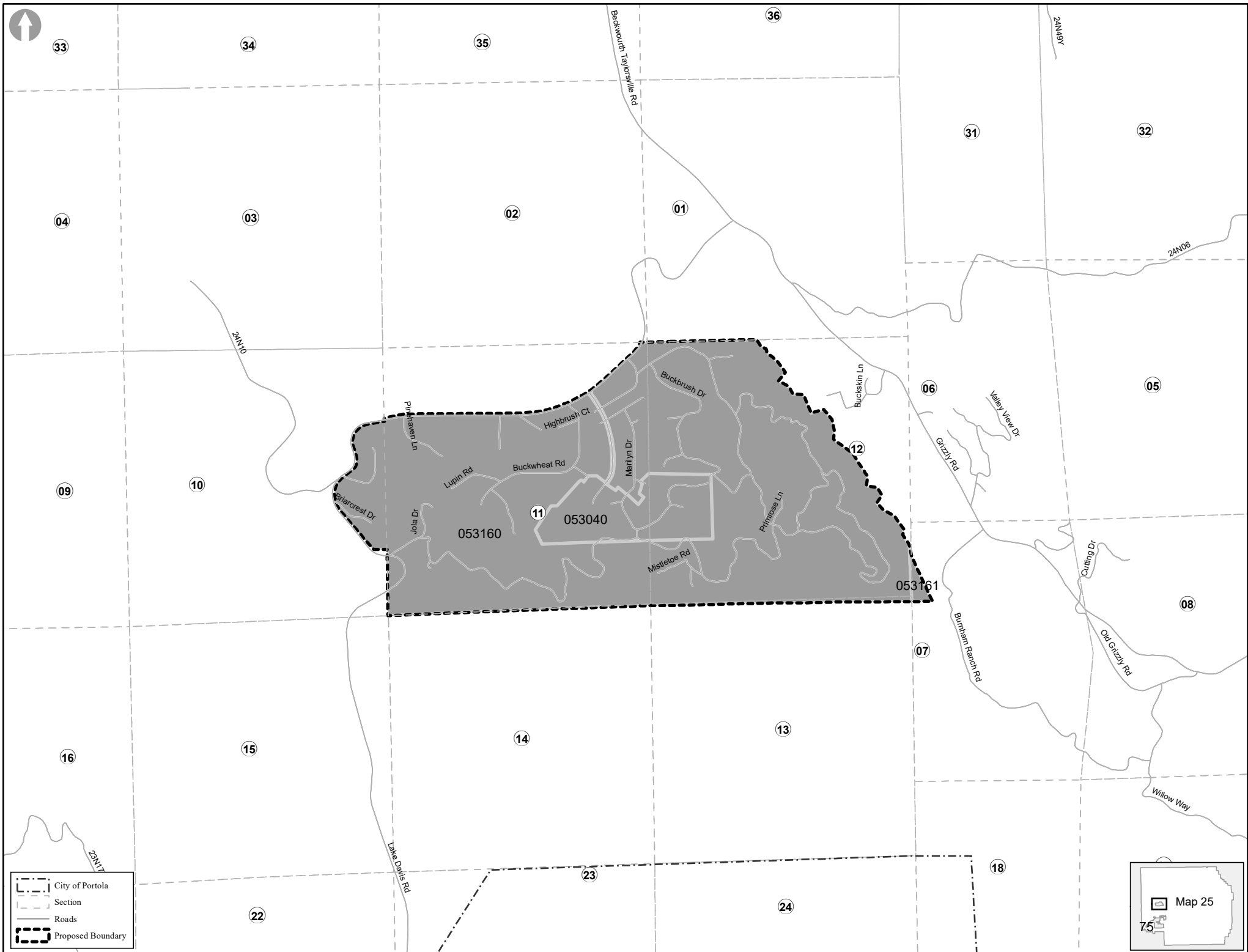
17

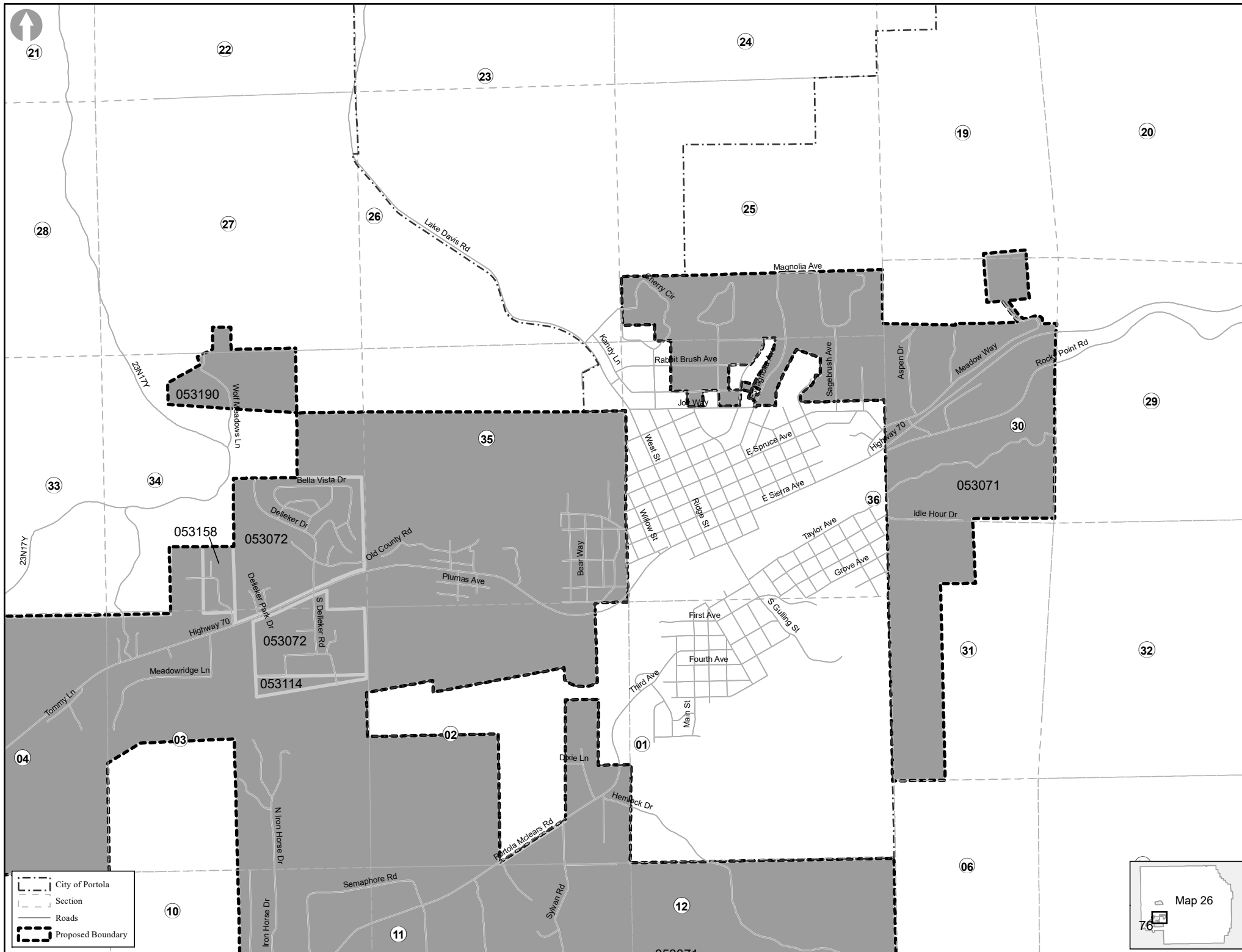
16

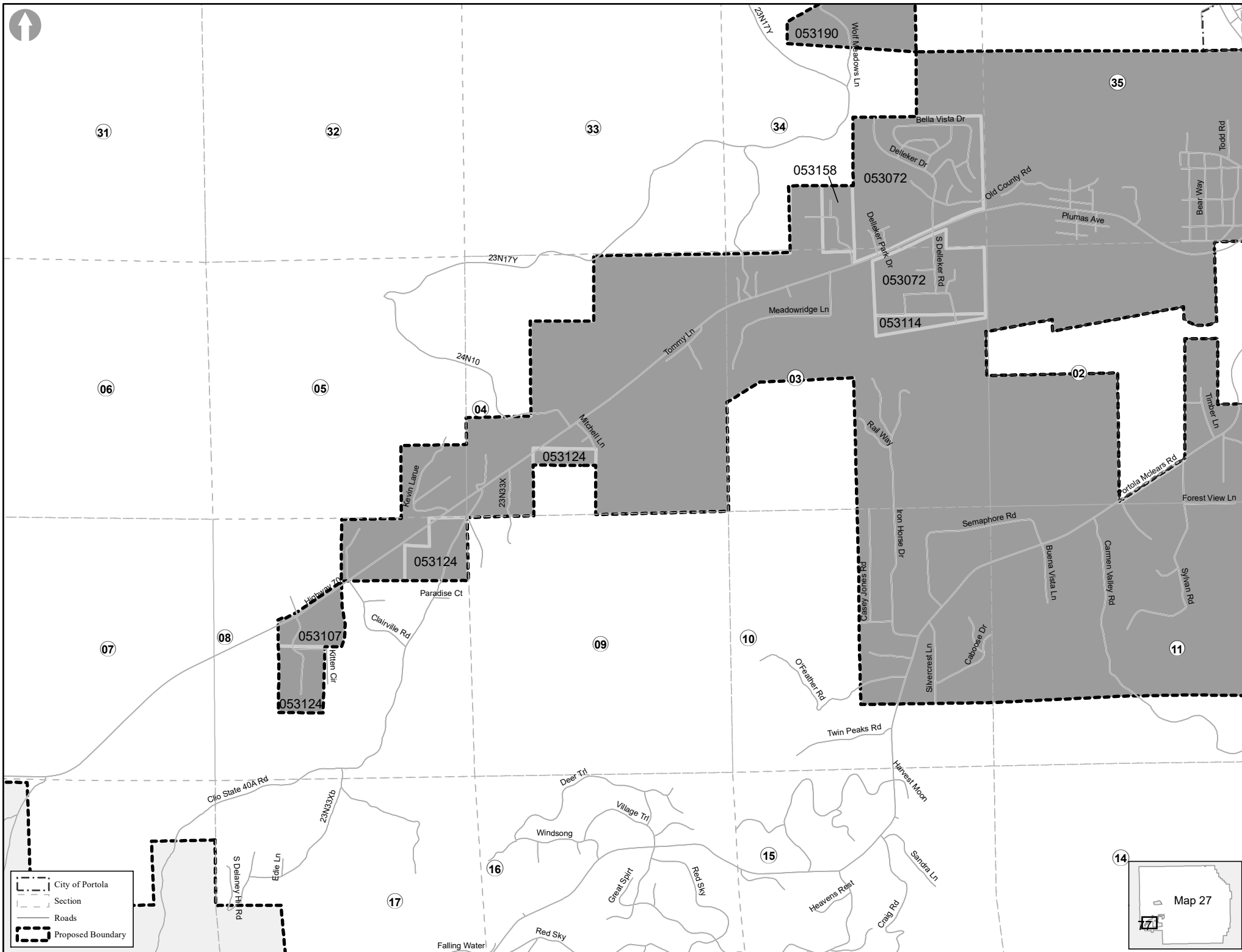
Beckwourth Genesee Rd

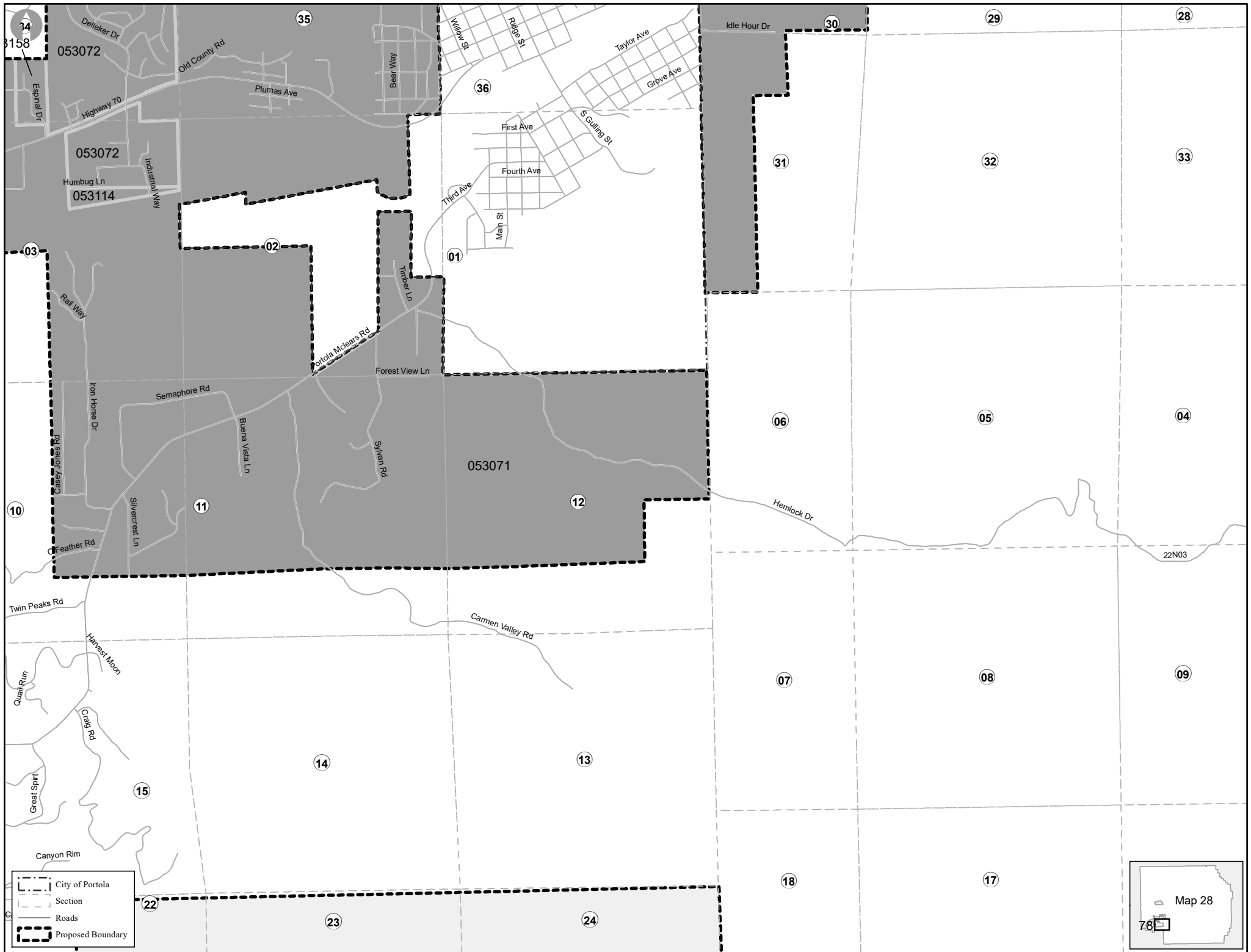
- City of Portola
- Section
- Roads
- Proposed Boundary











RESOLUTION NO. 2543

**RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF
THE CITY OF PORTOLA REQUESTING THE PLUMAS LOCAL
AGENCY FORMATION COMMISSION TO INITIATE
PROCEEDINGS FOR THE FORMATION OF A NEW FIRE
PROTECTION DISTRICT AND REORGANIZATION OF EXISTING
FIRE SERVICE PROVIDERS IN THE AFFECTED TERRITORY**

Resolved, by the City Council of the City of Portola ("the City"), that:

WHEREAS, the City in conjunction with other affected agencies approving substantially similar resolutions and listed within this resolution, desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and California Health and Safety Code Sections 13800-13970, also known as the Fire Protection District Law of 1987, for the formation of a new fire protection district and the concurrent dissolution of the Beckwourth and Sierra Valley Fire Protection Districts and the divestiture of power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies), contingent upon the formation of the proposed fire protection district as authorized by LAFCo and approved by election; and

WHEREAS, the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District, hereinafter referred to as "Participating Fire Agencies", are authorized to provide fire protection, emergency medical and rescue services within their respective boundaries directly or by contract based on their respective formation documents and principal acts (California Government Code Section 38600, et seq., California Health and Safety Code Section 13800, et seq., and California Government Code Section 61000, et seq.); and

WHEREAS, in 2017, the City of Portola made the decision to close its fire department and contract for services, which was the impetus for several discussions and meetings amongst the region's fire protection providers and the public seeking a means to address the common issues faced by the affected agencies, including but not limited to significant financial constraints in the face of rising costs, reliance on volunteers in a time of declining volunteerism, illogical fire service boundaries, disjointed service operations and planning, and maintaining full governing bodies from small population bases; and

WHEREAS, in 2020, the Participating Fire Agencies each signed a memorandum of understanding forming the Local Emergency Services Study Group (LESSG) with the intent of considering structure options to address the common challenges to effective fire protection and emergency medical services in the region; and

WHEREAS, in 2020, the LESSG came to the unanimous conclusion that formation of a new fire protection district combined with dissolution of the existing fire protection districts and divestiture of fire protection services by multi-service agencies was the preferred option for the region to best address the shared challenges faced by the Participating Fire Agencies, and to enhance services to the community; and

WHEREAS, the Participating Fire Agencies jointly financed a feasibility study, conducted by an independent consulting firm selected through an open and public process with the issuance of a Request for Proposals, with said study concluding that a newly drawn fire protection district would beneficially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system, providing a proactive, sustainable solution for future fire and emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits; and

WHEREAS, in October 2022, the Participating Fire Agencies each unanimously approved the feasibility study and directed the LESSG to compile an application to the Plumas Local Agency Formation Commission for the reorganization described in the feasibility study/plan for services (Exhibit B); and

WHEREAS, the Plumas Local Agency Formation Commission, hereinafter referred to as Commission, serves as the review authority over the formation and reorganization of cities and special districts as contained in and authorized by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, hereinafter referred to as "the Act", commencing with Section 56000 of the California Government Code; and

WHEREAS, the Act establishes the process pursuant to which citizens or legislative bodies of local agencies may seek the formation and reorganization of cities and districts; and

WHEREAS, in order to facilitate the formation of a new fire protection district, through adoption of this resolution of application, the City of Portola has assumed the principal role in initiating the proposal and requesting the Commission to commence its review process by the filing of an application with the appropriate fees paid jointly by the Participating Fire Agencies; and

WHEREAS, the proposed reorganization is consistent with the adopted spheres of influence for the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District ensuring that there is no duplication of services within the resulting boundaries of the proposed fire protection district, through dissolution of single service fire providers as indicated by the "Zero Sphere of Influence" adopted for the Beckwourth Fire Protection District and Sierra Valley Fire Protection District, and divestiture of fire and emergency medical services as indicated by the "Limited Service Sphere of Influence" adopted for Gold Mountain Community Services District; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council/Board has conducted a public hearing based upon this notification, and has received and considered comments presented at that hearing; and

WHEREAS, the territory proposed to be reorganized is considered to be inhabited (more than 12 registered voters) and a description of the boundaries of the territory to be included within the proposed fire protection district and a map of the proposed boundary designated as set forth in Exhibit A, are attached hereto and by this reference incorporated herein; and

WHEREAS, the reasons for the proposed reorganization are as follows:

1. The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:
 - a. Ever increasing mandatory requirements and standards.
 - b. Limited volunteers and volunteer recruitment and retention programs and incentives.
 - c. Inadequate levels and types of training opportunities.
 - d. Limited administrative capacity to address growing organizational requirements.
 - e. Insufficient funding to cover growing expenses.
2. The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:
 - a. Better utilization of resources.
 - b. Enhanced capital asset planning and streamlined improvement process.
 - c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
 - d. Reduced operating and administrative costs while increasing service levels.
 - e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
 - f. Enhanced and standardized public education outreach.

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

1. City of Portola;
2. Beckwourth Fire Protection District;
3. Gold Mountain Community Services District; and
4. Sierra Valley Fire Protection District.

WHEREAS, it is desired to require that the proposed reorganization be subject to the following terms and conditions:

1. A new fire protection district be formed with the proposed boundaries as identified in Exhibit A (map and legal description of boundaries of proposed district).
2. The new fire protection district will be named "Beckwourth Peak Fire Protection District".
3. Beckwourth Fire Protection District and Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor for both agencies, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District, and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules Exhibits C (Beckwourth Fire Protection District) and D (Sierra Valley

Fire Protection District).

4. Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within Gold Mountain Community Services District's boundaries. Gold Mountain Community Services District will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.
5. The City of Portola shall transfer the responsibility of providing fire protection and emergency medical services, and the new fire protection district named the successor of those services within the city limits.
6. Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit E upon district formation.
7. The City of Portola shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit F upon district formation.
8. All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district.
9. All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.
10. Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.
11. The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.
12. A tax exchange agreement shall be negotiated with the County to maintain at least the existing level of property tax income received by Beckwourth Fire Protection District, Sierra Valley Fire Protection District, and Gold Mountain Community Services District for the successor agency, as provided for in Government Code Section 56810. In addition, the City of Portola shall petition the Board of Supervisors to reallocate a \$70,000, in total, of its existing property tax income, across each of its tax rate areas, to the successor agency. A reallocation formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine how much of the \$70,000, in base property tax revenue, will be reallocated from each tax rate area. This is a one-time adjustment that shall continue in perpetuity without further regard for the amount of income generated for the successor agency. Each fiscal year thereafter, the successor agency would continue to receive the base amount and would receive its full share of the annual tax increment, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above.
13. Formation of the new fire protection district shall be conditioned upon approval of a new special tax by the registered voters of the new fire protection district that would include the following provisions:
 - a. A new revenue source will be required to support the new fire protection district's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the proposed fire protection district boundary,

based on land use types provided by the Assessor's Office. The proposed special tax will raise funds to plan, finance, implement, manage, own, and operate a regional fire protection district to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed fire protection district's boundary.

- b. Low Income Exemption – The new fire protection district recognizes the proposed special tax may create a burden for low-income property owners in the region. For this reason, the New Fire District shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for "very low" or "poverty level" to apply for a partial or complete exemption from the tax.
 - c. Contiguous Parcel Exemption – The new fire protection district shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
 - d. Inflationary Adjustment - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the new fire protection district Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for the preceding year as prepared by the United States Bureau of Labor. This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.
- 14. All previously authorized charges, fees, assessments, and/or taxes currently in effect dedicated to fire protection or emergency medical response, now levied or collected by each of the four agencies, including improvement or assessment districts thereof, shall cease to be levied and collected by each of the four agencies and the successor agency, apart from Gold Mountain Community Services District which will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.
 - 15. A charges and fee structure for services rendered will be adopted by the new fire protection district board, including procedures by ordinance to administer the special tax including exemptions that balance the needs of the district for funding and the burdens on property owners and file such ordinance with LAFCo.
 - 16. The provisional appropriation limit of the new fire protection district shall be set by the Plumas Local Agency Formation Commission for the first full year of operations per Government Code Section 56811.
 - 17. Indebtedness of each of the four agencies, if any, shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness of each of the four agencies at the time of consolidation shall remain the obligation of the successor newly formed fire protection district.
 - 18. The composition of the successor new fire protection district board of directors shall be five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the district and whose term must be four years, with the exception of the initial board that would have staggered terms with three members serving four-year terms and two members serving two-year terms as determined by agreement of those elected in order to classify staggered terms beginning after the next general district election. The terms of office of the elected board members are determined pursuant to the Uniform District Election Law.
 - 19. Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.
 - 20. The services to be provided by the successor District shall be provided in a manner consistent with the "Plan for Services" attached hereto as Exhibit "B" and incorporated herein by reference.

WHEREAS, the City of Portola has assumed Lead Agency status for this project under the California Environmental Quality Act (CEQA), with the remaining Participating Fire Agencies serving as Responsible Agencies; and

WHEREAS, the City has determined that this project is categorically exempt from CEQA pursuant to

CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided.

WHEREAS, this Council has determined that since a majority of the members of each of the legislative bodies of the four local agencies are adopting substantially similar resolutions of application for this reorganization, the Resolution of Application meets the criteria for requesting a waiver of election proceedings and a waiver of the final Conducting Authority hearing, as set forth in Government Code Section 56853 with regard to the dissolution and divestiture of powers applications; and

WHEREAS, upon approval by the Plumas Local Agency Formation Commission it is recognized that an election must occur of registered voters of the territory within the proposed new fire protection district, including majority voter approval of the question of formation of a new fire protection district and two-thirds voter approval of the proposed special tax, pursuant to California Health and Safety Code Section 13823 and California Government Code Section 50077.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Portola as follows:

SECTION 1. Findings of Facts. The above recitals are adopted as findings of fact.

SECTION 2. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved, and the Local Agency Formation Commission of Plumas County is hereby requested to take proceedings for the reorganization of territory described in Exhibit A (Map and Boundary Description) consisting of the formation of a new fire protection district, the dissolution of the Beckwourth and Sierra Valley Fire Protection Districts, and divestiture of the power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies) according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq.

SECTION 3. California Environmental Quality Act CEQA. The City hereby determines that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided. With respect to this determination, staff is directed to comply with CEQA, including filing a Notice of Exemption with Plumas County and to post it on the City's website.

SECTION 4. Other Acts. The Officers and staff of the City are hereby authorized and directed, jointly and severally, to do any and all things, to execute and deliver any and all documents, which, in consultation with the City Attorney, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

SECTION 5. Effective Date. This Resolution shall take effect upon adoption.

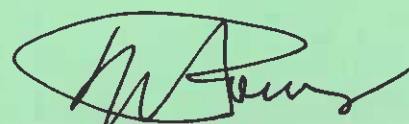
PASSED, APPROVED AND ADOPTED by the City Council at a regular meeting thereof held on the 22nd day of February 2023, by the following vote:

AYES: Councilmember Morton
Councilmember Turner
Mayor Pro Tem Powers
Mayor Cooley

NOES:

ABSTENTIONS:

ABSENT: Councilmember Peiler



Mayor Pro Tem, Bill Powers

ATTESTED:


Deputy City Clerk, Jason Shaw



Attachments:

- Exhibit A, Map and legal description of proposed fire protection district boundaries
- Exhibit B, Plan for Services
- Exhibit C, Beckwourth Fire Protection District Schedule of Asset Transfer
- Exhibit D, Sierra Valley Fire Protection District Schedule of Asset Transfer
- Exhibit E, Gold Mountain Community Services District Schedule of Asset Transfer
- Exhibit F, City of Portola Schedule of Asset Transfer

Exhibit F: City of Portola Schedule of Asset Transfer

The City of Portola shall transfer to the new Fire Protection District all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Portola Fire Department, except as noted in this exhibit.

Real Property

Facility	Address	APN
North Side Station	420 North Gulling St, Portola	APN 125-203-008 ±0.25 ac APN 125-203-007 ±0.14 ac
South Side Station	316 First Avenue, Portola	APN 126-074-003 ±0.05 ac

Personal Property

Apparatus ID	Year and Manufacturer	Details
9322	2008 Freightliner	Westates built, type 1 engine, light rescue, 1500 gpm, 850 gal, 5 seats, 4 SCBA seats
9331	1976 Peterbilt	3000 gal support tender, 2 seats, standard transmission
9372	2017 Dodge 5500	Type 6 engine, BLS response, 300 gpm, 450 gal, 4 seats
9321	2001 Freightliner	Westates built, type 1 engine, light rescue, 1250 gpm, 750 gal, 5 seats, 3 SCBA seats
9352	2005 Ford Expedition	BLS response, 5 seats
Support 1	Ford	Van body
		All remaining Fire Department sundry supplies, clothing, safety gear, and equipment

Fire Department Property Exempt from Transfer

Apparatus ID	Year and Manufacturer	Details
Ceremonial	1939 LaFrance	Antique Fire truck

County Tax Sharing

The City of Portola shall petition the Board of Supervisors to transfer \$70,000, in total, of the City's existing base property tax revenue to the successor agency. The transfer formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine the effective tax allocation factor that would generate approximately \$70,000, in base property tax revenue. This is a base transfer that shall continue in perpetuity without further regard for the amount of revenue generated for the successor agency. Each fiscal year thereafter, the successor agency shall receive the base amount and its share of the annual tax increment derived according to the formula described above, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above.

TAX DISTRIBUTION 2022	001-001	001-002 <i>Closed Zero Value</i>	001-003 <i>Closed Zero Value</i>	001-004	001-005	001-006	001-007	001-008	001-009	001-010	001-013 <i>From 053-071</i>
County	23.507478%	14.337696%	30.271233%	14.337696%	14.337696%	15.438318%	14.337695%	14.337696%	15.439191%	20.313975%	14.337696%
City of Portola	22.343759%	13.775433%	0.000000%	20.904595%	20.904595%	14.832894%	20.904596%	20.904595%	14.832042%	19.517348%	13.775433%
Flood Control	0.260920%	0.312040%	0.335994%	0.312040%	0.312040%	0.335994%	0.312040%	0.312040%	0.335994%	0.393439%	0.312040%
Portola Cemetery	0.983111%	1.175725%	1.265979%	1.175725%	1.175725%	1.265979%	1.175725%	1.175725%	1.265979%	0.000000%	1.175725%
Eastern Plumas Rural Fire	0.000000%	7.129162%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	7.129162%
Eastern Plumas Hospital	3.397313%	4.062923%	4.374811%	4.062923%	4.062923%	4.374810%	4.062923%	4.062923%	4.374811%	5.122782%	4.062923%
Education	0.114991%	0.137520%	0.148077%	0.137520%	0.137520%	0.148077%	0.137520%	0.137520%	0.148077%	0.173393%	0.137520%
Plumas Unified SD	39.248178%	46.937768%	50.540894%	46.937768%	46.937768%	50.540911%	46.937768%	46.937768%	50.540894%	43.290099%	46.937768%
Feather River College	10.144250%	12.131733%	13.063012%	12.131733%	12.131733%	13.063017%	12.131733%	12.131733%	13.063012%	11.188964%	12.131733%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

NEW TAX DISTRIBUTION w/ BFPD and Corrected EPRFPD % moved to City	001-001	001-002 <i>Closed Zero Value</i>	001-003 <i>Closed Zero Value</i>	001-004	001-005	001-006	001-007	001-008	001-009	001-010	001-013 <i>From 053-071</i>
County	23.507478%	14.337696%	30.271233%	14.337696%	14.337696%	15.438318%	14.337695%	14.337696%	15.439191%	20.313975%	14.337696%
City of Portola (Adjusted)	17.407752%	15.968588%	0.000000%	15.968588%	15.968588%	9.896887%	15.968589%	15.968588%	9.896035%	14.581341%	15.968588%
Beckworth Fire (New)	4.936007%	4.936007%	0.000000%	4.936007%	4.936007%	4.936007%	4.936007%	4.936007%	4.936007%	4.936007%	4.936007%
Flood Control	0.260920%	0.312040%	0.335994%	0.312040%	0.312040%	0.335994%	0.312040%	0.312040%	0.335994%	0.393439%	0.312040%
Portola Cemetery	0.983111%	1.175725%	1.265979%	1.175725%	1.175725%	1.265979%	1.175725%	1.175725%	1.265979%	0.000000%	1.175725%
Eastern Plumas Rural Fire (Removed)	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
Eastern Plumas Hospital	3.397313%	4.062923%	4.374811%	4.062923%	4.062923%	4.374810%	4.062923%	4.062923%	4.374811%	5.122782%	4.062923%
Education	0.114991%	0.137520%	0.148077%	0.137520%	0.137520%	0.148077%	0.137520%	0.137520%	0.148077%	0.173393%	0.137520%
Plumas Unified SD	39.248178%	46.937768%	50.540894%	46.937768%	46.937768%	50.540911%	46.937768%	46.937768%	50.540894%	43.290099%	46.937768%
Feather River College	10.144250%	12.131733%	13.063012%	12.131733%	12.131733%	13.063017%	12.131733%	12.131733%	13.063012%	11.188964%	12.131733%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Assessed Value by TRA	\$127,569,289.00	\$487,841.00	\$0.00	\$8,361,257.00	\$383,350.00	\$411,297.00	\$723,457.00	\$1,971,762.00	\$1,869,584.00	\$7,733.00	\$29,471.00
Property Tax Revenue by TRA	\$1,275,692.89	\$4,878.41	\$0.00	\$83,612.57	\$3,833.50	\$4,112.97	\$7,234.57	\$19,717.62	\$18,695.84	\$77.33	\$294.71
Calculated Trasfer Pct using Excel Solver	4.9360068%										
\$70,000.00	\$62,968.29	\$240.80	\$0.00	\$4,127.12	\$189.22	\$203.02	\$357.10	\$973.26	\$922.83	\$3.82	\$14.55
Negd Base Transfer from Portola to Beckworth											

RESOLUTION NO. 2203.012) BECKWOURTH FPD RESOLUTION
AND ASSET TRANSFER**RESOLUTION OF APPLICATION BY THE BOARD OF
DIRECTORS OF THE BECKWOURTH FIRE PROTECTION
DISTRICT REQUESTING THE PLUMAS LOCAL AGENCY
FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
THE FORMATION OF A NEW FIRE PROTECTION DISTRICT AND
REORGANIZATION OF EXISTING FIRE SERVICE PROVIDERS IN
THE AFFECTED TERRITORY**

Resolved, by the Board of Directors of the Beckwourth Fire Protection District (“the District”),
that:

WHEREAS, the City/District in conjunction with other affected agencies approving substantially similar resolutions and listed within this resolution, desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and California Health and Safety Code Sections 13800-13970, also known as the Fire Protection District Law of 1987, for the formation of a new fire protection district and the concurrent dissolution of the Beckwourth and Sierra Valley Fire Protection Districts and the divestiture of power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies), contingent upon the formation of the proposed fire protection district as authorized by LAFCo and approved by election; and

WHEREAS, the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District, hereinafter referred to as “Participating Fire Agencies”, are authorized to provide fire protection, emergency medical and rescue services within their respective boundaries directly or by contract based on their respective formation documents and principal acts (California Government Code Section 38600, et seq., California Health and Safety Code Section 13800, et seq., and California Government Code Section 61000, et seq.); and

WHEREAS, in 2017, the City of Portola made the decision to close its fire department and contract for services, which was the impetus for several discussions and meetings amongst the region’s fire protection providers and the public seeking a means to address the common issues faced by the affected agencies, including but not limited to significant financial constraints in the face of rising costs, reliance on volunteers in a time of declining volunteerism, illogical fire service boundaries, disjointed service operations and planning, and maintaining full governing bodies from small population bases; and

WHEREAS, in 2020, the Participating Fire Agencies each signed a memorandum of understanding forming the Local Emergency Services Study Group (LESSG) with the intent of considering structure options to address the common challenges to effective fire protection and emergency medical services in the region; and

WHEREAS, in 2020, the LESSG came to the unanimous conclusion that formation of a new fire protection district combined with dissolution of the existing fire protection districts and divestiture of fire protection services by multi-service agencies was the preferred option for the region to best address the shared challenges faced by the Participating Fire Agencies, and to enhance services to the community; and

WHEREAS, the Participating Fire Agencies jointly financed a feasibility study, conducted by an independent consulting firm selected through an open and public process with the issuance of a Request for Proposals, with said study concluding that a newly drawn fire protection district would beneficially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system, providing a proactive, sustainable solution for future fire and

emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits; and

WHEREAS, in October 2022, the Participating Fire Agencies each unanimously approved the feasibility study and directed the LESSG to compile an application to the Plumas Local Agency Formation Commission for the reorganization described in the feasibility study/plan for services (Exhibit B); and

WHEREAS, the Plumas Local Agency Formation Commission, hereinafter referred to as Commission, serves as the review authority over the formation and reorganization of cities and special districts as contained in and authorized by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, hereinafter referred to as “the Act”, commencing with Section 56000 of the California Government Code; and

WHEREAS, the Act establishes the process pursuant to which citizens or legislative bodies of local agencies may seek the formation and reorganization of cities and districts; and

WHEREAS, in order to facilitate the formation of a new fire protection district, through adoption of this resolution of application, the City of Portola has assumed the principal role in initiating the proposal and requesting the Commission to commence its review process by the filing of an application with the appropriate fees paid jointly by the Participating Fire Agencies; and

WHEREAS, the proposed reorganization is consistent with the adopted spheres of influence for the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District ensuring that there is no duplication of services within the resulting boundaries of the proposed fire protection district, through dissolution of single service fire providers as indicated by the “Zero Sphere of Influence” adopted for the Beckwourth Fire Protection District and Sierra Valley Fire Protection District, and divestiture of fire and emergency medical services as indicated by the “Limited Service Sphere of Influence” adopted for Gold Mountain Community Services District; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification, and has received and considered comments presented at that hearing; and

WHEREAS, the territory proposed to be reorganized is considered to be inhabited (more than 12 registered voters) and a description of the boundaries of the territory to be included within the proposed fire protection district and a map of the proposed boundary designated as set forth in Exhibit A, are attached hereto and by this reference incorporated herein; and

WHEREAS, the reasons for the proposed reorganization are as follows:

1. The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:
 - a. Ever increasing mandatory requirements and standards.
 - b. Limited volunteers and volunteer recruitment and retention programs and incentives.
 - c. Inadequate levels and types of training opportunities.
 - d. Limited administrative capacity to address growing organizational requirements.
 - e. Insufficient funding to cover growing expenses.
2. The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:

- a. Better utilization of resources.
- b. Enhanced capital asset planning and streamlined improvement process.
- c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
- d. Reduced operating and administrative costs while increasing service levels.
- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
- f. Enhanced and standardized public education outreach.

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

1. City of Portola;
2. Beckwourth Fire Protection District;
3. Gold Mountain Community Services District; and
4. Sierra Valley Fire Protection District.

WHEREAS, it is desired to require that the proposed reorganization be subject to the following terms and conditions:

1. A new fire protection district be formed with the proposed boundaries as identified in Exhibit A (map and legal description of boundaries of proposed district).
2. The new fire protection district will be named "Beckwourth Peak Fire Protection District".
3. Beckwourth Fire Protection District and Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor for both agencies, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District, and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules Exhibits C (Beckwourth Fire Protection District) and D (Sierra Valley Fire Protection District).
4. Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within Gold Mountain Community Services District's boundaries. Gold Mountain Community Services District will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.
5. The City of Portola shall transfer the responsibility of providing fire protection and emergency medical services, and the new fire protection district named the successor of those services within the city limits.
6. Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit E upon district formation.

7. The City of Portola shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit F upon district formation.
8. All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district.
9. All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.
10. Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.
11. The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.
12. A tax exchange agreement shall be negotiated with the County to allocate the property tax revenue structure currently assigned to Beckwourth Fire Protection District, Sierra Valley Fire Protection District, and Gold Mountain Community Services District to the successor agency, as provided for in Government Code Section 56810. In addition, the City of Portola shall petition the Board of Supervisors to transfer \$70,000, in total, of the City's existing base property tax revenue to the successor agency. The transfer formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine the effective tax allocation factor that would generate approximately \$70,000, in base property tax revenue. This is a base transfer that shall continue in perpetuity without further regard for the amount of revenue generated for the successor agency. Each fiscal year thereafter, the successor agency shall receive the base amount and its share of the annual tax increment derived according to the formula described above, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above.
13. Formation of the new fire protection district shall be conditioned upon approval of a new special tax by the registered voters of the new fire protection district that would include the following provisions:
 - a. A new revenue source will be required to support the new fire protection district's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the proposed fire protection district boundary, based on land use types provided by the Assessor's Office. The proposed special tax will raise funds to plan, finance, implement, manage, own, and operate a regional fire

protection district to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed fire protection district's boundary.

- b. Low Income Exemption – The new fire protection district recognizes the proposed special tax may create a burden for low-income property owners in the region. For this reason, the New Fire District shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for “very low” or “poverty level” to apply for a partial or complete exemption from the tax.
 - c. Contiguous Parcel Exemption – The new fire protection district shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
 - d. Inflationary Adjustment - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the new fire protection district Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for All West Urban Consumers, Non-seasonally Adjusted, for the Preceding Year (Bureau of Labor Statistics Series ID CUUR400SAO) for the preceding year. This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.
- 14. All previously authorized charges, fees, assessments, and/or taxes currently in effect dedicated to fire protection or emergency medical response, now levied or collected by each of the four agencies, including improvement or assessment districts thereof, shall cease to be levied and collected by each of the four agencies and the successor agency, apart from Gold Mountain Community Services District which will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.
 - 15. A charges and fee structure for services rendered will be adopted by the new fire protection district board, including procedures by ordinance to administer the special tax including exemptions that balance the needs of the district for funding and the burdens on property owners and file such ordinance with LAFCo.
 - 16. The provisional appropriation limit of the new fire protection district shall be set by the Plumas Local Agency Formation Commission for the first full year of operations per Government Code Section 56811.
 - 17. Indebtedness of each of the four agencies, if any, shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness of each of the four agencies at the time of consolidation shall remain the obligation of the successor newly formed fire protection district.
 - 18. The composition of the successor new fire protection district board of directors shall be five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the district and whose term must be four years, with the exception of

the initial board that would have staggered terms with three members serving four-year terms and two members serving two-year terms as determined by agreement of those elected in order to classify staggered terms beginning after the next general district election. The terms of office of the elected board members are determined pursuant to the Uniform District Election Law.

19. Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.
20. The services to be provided by the successor District shall be provided in a manner consistent with the "Plan for Services" attached hereto as Exhibit "B" and incorporated herein by reference.

WHEREAS, the City of Portola has assumed Lead Agency status for this project under the California Environmental Quality Act (CEQA), with the remaining Participating Fire Agencies serving as Responsible Agencies; and

WHEREAS, the District has determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided.

WHEREAS, this Board has determined that since a majority of the members of each of the legislative bodies of the four local agencies are adopting substantially similar resolutions of application for this reorganization, the Resolution of Application meets the criteria for requesting a waiver of election proceedings and a waiver of the final Conducting Authority hearing, as set forth in Government Code Section 56853 with regard to the dissolution and divestiture of powers applications; and

WHEREAS, upon approval by the Plumas Local Agency Formation Commission it is recognized that an election must occur of registered voters of the territory within the proposed new fire protection district, including majority voter approval of the question of formation of a new fire protection district and two-thirds voter approval of the proposed special tax, pursuant to California Health and Safety Code Section 13823 and California Government Code Section 50077.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the District as follows:

SECTION 1. Findings of Facts. The above recitals are adopted as findings of fact.

SECTION 2. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved, and the Local Agency Formation Commission of Plumas County is hereby requested to take proceedings for the reorganization of territory described in Exhibit A (Map and Boundary Description) consisting of the formation of a new fire protection district, the dissolution of the Beckwourth and Sierra Valley Fire Protection Districts, and divestiture of the power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies) according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq.

SECTION 3. Other Acts. The Officers and staff of the District are hereby authorized and directed,

jointly and severally, to do any and all things, to execute and deliver any and all documents, which, in consultation with the District Counsel, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

SECTION 4. Effective Date. This Resolution shall take effect upon adoption.


PASSED, APPROVED AND ADOPTED by the Board of Directors of the Beckwourth Fire Protection District at a regular meeting thereof held on the ___15 day of ___March, 2023, by the following vote:


AYES: Chairman Smith, Vice Chairman Greenwood
Director Ceresola

NOES: - NONE

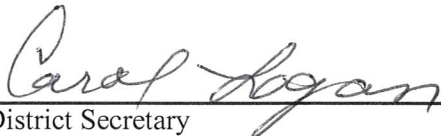
ABSTENTIONS:

ABSENT: Director Miller, Director McGarr

 3-15-23
Chairman
Beckwourth Fire Protection District

 3/15/23
Vice Chairman
Beckwourth Fire Protection District

ATTESTED:


District Secretary

Attachments:

Exhibit A, Map and legal description of proposed fire protection district boundaries

Exhibit B, Plan for Services

Exhibit C, Beckwourth Fire Protection District Schedule of Asset Transfer

Exhibit D, Sierra Valley Fire Protection District Schedule of Asset Transfer

Exhibit E, Gold Mountain Community Services District Schedule of Asset Transfer

Exhibit F, City of Portola Schedule of Asset Transfer

Exhibit C: Beckwourth Fire Protection District Schedule of Asset Transfer

Beckwourth Fire Protection District shall be dissolved, and the new fire protection district named the successor agencies, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Beckwourth Fire Protection District

Real Property

Facility	Address	APN
Station 1	180 Main St, Beckwourth	APN 140-025-006 ±0.54 ac
Station 2	4076 Grizzly Rd, Beckwourth	APN 028-010-050 ±0.66 ac
Vacant Land	Dixie Valley Rd	APN 145-070-011 ±3.63 ac

Personal Property

Apparatus ID	Year and Manufacturer	Details
9423	2007 American LaFrance	Type 1 engine, medium rescue, 1500 gpm pump, 750 gal tank, 5 seats, 4 SCBA seats
9454	1996 International	Heavy rescue, 5 seats, 3 SCBA seats
9477	1999 International	Type 3 engine, 500 gpm pump, 500 gal tank, 4 seats
9461	Ford F250	Type 7 engine, 150 gpm pump, 150 gal tank, 4 seats
9424	2000 HME	Type 1 engine, 1250 gpm pump, 800 Gal tank, 4seats, 3 SCBA seats
9475	1989 International	Type 3 engine, 500 gpm pump, 500 gal tank, 3 enclosed seats, 2 outside seats
9476	1999 International	
9432	1987 Navistar	Water tender, 2 seats
9450	2007 Chevy Tahoe	Medical response
9452	2002 Chevy Tahoe	Medical response
9453	2000 Ford F350	Medical response
9462	Ford F250	Medical response w/9301
9400	2002 Chevy Suburban	Command vehicle
		All remaining Fire Department sundry supplies, clothing, safety gear, and equipment

USFS Apparatus Loan Program

Apparatus ID	Year and Manufacturer	Details
9476	1999 International	Type 3 brush truck, 500 gal tank, 4 seats, 3 SCBA seats
9431	2002 International	Pierce built, 500 gpm pump, 1500 gal tank, 2 seats

RESOLUTION NO. 2022-23-004

4) GOLD MOUNTAIN CSD RESOLUTION
AND ASSET TRANSFER**RESOLUTION OF APPLICATION BY THE BOARD OF
DIRECTORS OF THE GOLD MOUNTAIN COMMUNITY SERVICES
DISTRICT REQUESTING THE PLUMAS LOCAL AGENCY
FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
THE FORMATION OF A NEW FIRE PROTECTION DISTRICT AND
REORGANIZATION OF EXISTING FIRE SERVICE PROVIDERS IN
THE AFFECTED TERRITORY**

Resolved, by the Board of Directors of the Gold Mountain Community Services District ("the District"), that:

WHEREAS, the District in conjunction with other affected agencies approving substantially similar resolutions and listed within this resolution, desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and California Health and Safety Code Sections 13800-13970, also known as the Fire Protection District Law of 1987, for the formation of a new fire protection district and the concurrent dissolution of the Beckwourth and Sierra Valley Fire Protection Districts and the divestiture of power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies), contingent upon the formation of the proposed fire protection district as authorized by LAFCo and approved by election; and

WHEREAS, the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District, hereinafter referred to as "Participating Fire Agencies", are authorized to provide fire protection, emergency medical and rescue services within their respective boundaries directly or by contract based on their respective formation documents and principal acts (California Government Code Section 38600, et seq., California Health and Safety Code Section 13800, et seq., and California Government Code Section 61000, et seq.); and

WHEREAS, in 2017, the City of Portola made the decision to close its fire department and contract for services, which was the impetus for several discussions and meetings amongst the region's fire protection providers and the public seeking a means to address the common issues faced by the affected agencies, including but not limited to significant financial constraints in the face of rising costs, reliance on volunteers in a time of declining volunteerism, illogical fire service boundaries, disjointed service operations and planning, and maintaining full governing bodies from small population bases; and

WHEREAS, in 2020, the Participating Fire Agencies each signed a memorandum of understanding forming the Local Emergency Services Study Group (LESSG) with the intent of considering structure options to address the common challenges to effective fire protection and emergency medical services in the region; and

WHEREAS, in 2020, the LESSG came to the unanimous conclusion that formation of a new fire protection district combined with dissolution of the existing fire protection districts and divestiture of fire protection services by multi-service agencies was the preferred option for the region to best address the shared challenges faced by the Participating Fire Agencies, and to enhance services to the community; and

WHEREAS, the Participating Fire Agencies jointly financed a feasibility study, conducted by an independent consulting firm selected through an open and public process with the issuance of a Request for Proposals, with said study concluding that a newly drawn fire protection district would beneficially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system, providing a proactive, sustainable solution for future fire and

emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits; and

WHEREAS, in October 2022, the Participating Fire Agencies each unanimously approved the feasibility study and directed the LESSG to compile an application to the Plumas Local Agency Formation Commission for the reorganization described in the feasibility study/plan for services (Exhibit B); and

WHEREAS, the Plumas Local Agency Formation Commission, hereinafter referred to as Commission, serves as the review authority over the formation and reorganization of cities and special districts as contained in and authorized by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, hereinafter referred to as "the Act", commencing with Section 56000 of the California Government Code; and

WHEREAS, the Act establishes the process pursuant to which citizens or legislative bodies of local agencies may seek the formation and reorganization of cities and districts; and

WHEREAS, in order to facilitate the formation of a new fire protection district, through adoption of this resolution of application, the City of Portola has assumed the principal role in initiating the proposal and requesting the Commission to commence its review process by the filing of an application with the appropriate fees paid jointly by the Participating Fire Agencies; and

WHEREAS, the proposed reorganization is consistent with the adopted spheres of influence for the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District ensuring that there is no duplication of services within the resulting boundaries of the proposed fire protection district, through dissolution of single service fire providers as indicated by the "Zero Sphere of Influence" adopted for the Beckwourth Fire Protection District and Sierra Valley Fire Protection District, and divestiture of fire and emergency medical services as indicated by the "Limited Service Sphere of Influence" adopted for Gold Mountain Community Services District; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification, and has received and considered comments presented at that hearing; and

WHEREAS, the territory proposed to be reorganized is considered to be inhabited (more than 12 registered voters) and a description of the boundaries of the territory to be included within the proposed fire protection district and a map of the proposed boundary designated as set forth in Exhibit A, are attached hereto and by this reference incorporated herein; and

WHEREAS, the reasons for the proposed reorganization are as follows:

1. The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:
 - a. Ever increasing mandatory requirements and standards.
 - b. Limited volunteers and volunteer recruitment and retention programs and incentives.
 - c. Inadequate levels and types of training opportunities.
 - d. Limited administrative capacity to address growing organizational requirements.
 - e. Insufficient funding to cover growing expenses.
2. The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:

- a. Better utilization of resources.
- b. Enhanced capital asset planning and streamlined improvement process.
- c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
- d. Reduced operating and administrative costs while increasing service levels.
- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
- f. Enhanced and standardized public education outreach.

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

1. City of Portola;
2. Beckwourth Fire Protection District;
3. Gold Mountain Community Services District;
4. Sierra Valley Fire Protection District; and

WHEREAS, it is desired to require that the proposed reorganization be subject to the following terms and conditions:

1. A new fire protection district be formed with the proposed boundaries as identified in Exhibit A (map and legal description of boundaries of proposed district).
2. The new fire protection district will be named "Beckwourth Peak Fire Protection District".
3. Beckwourth Fire Protection District and Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor for both agencies, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District, and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules Exhibits C (Beckwourth Fire Protection District) and D (Sierra Valley Fire Protection District).
4. Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within Gold Mountain Community Services District's boundaries. Gold Mountain Community Services District will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.
5. The City of Portola shall transfer the responsibility of providing fire protection and emergency medical services, and the new fire protection district named the successor of those services within the city limits.
6. Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule

attached hereto as Exhibit E upon district formation.

7. The City of Portola shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit F upon district formation.
8. All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district.
9. All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.
10. Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.
11. The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.
12. A tax exchange agreement shall be negotiated with the County to allocate the property tax revenue structure currently assigned to Beckwourth Fire Protection District, Sierra Valley Fire Protection District, and Gold Mountain Community Services District to the successor agency, as provided for in Government Code Section 56810. In addition, the City of Portola shall petition the Board of Supervisors to transfer \$70,000, in total, of its existing base property tax revenue to the successor agency. The transfer formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine the effective tax allocation factor that would generate approximately \$70,000, in base property tax revenue. This is a base transfer that shall continue in perpetuity without further regard for the amount of revenue generated for the successor agency. Each fiscal year thereafter, the successor agency shall receive the base amount and its share of the annual tax increment derived according to the formula described above, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above.
13. Formation of the new fire protection district shall be conditioned upon approval of a new special tax by the registered voters of the new fire protection district that would include the following provisions:
 - a. A new revenue source will be required to support the new fire protection district's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the proposed fire protection district boundary,

based on land use types provided by the Assessor's Office. The proposed special tax will raise funds to plan, finance, implement, manage, own, and operate a regional fire protection district to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed fire protection district's boundary.

- b. Low Income Exemption – The new fire protection district recognizes the proposed special tax may create a burden for low-income property owners in the region. For this reason, the New Fire District shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for “very low” or “poverty level” to apply for a partial or complete exemption from the tax.
 - c. Contiguous Parcel Exemption – The new fire protection district shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
 - d. Inflationary Adjustment - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the new fire protection district Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for the preceding year as prepared by the United States Bureau of Labor. This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.
- 14. All previously authorized charges, fees, assessments, and/or taxes currently in effect dedicated to fire protection or emergency medical response, now levied or collected by each of the four agencies, including improvement or assessment districts thereof, shall cease to be levied and collected by each of the four agencies and the successor agency, apart from Gold Mountain Community Services District which will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.
 - 15. A charges and fee structure for services rendered will be adopted by the new fire protection district board, including procedures by ordinance to administer the special tax including exemptions that balance the needs of the district for funding and the burdens on property owners and file such ordinance with LAFCo.
 - 16. The provisional appropriation limit of the new fire protection district shall be set by the Plumas Local Agency Formation Commission for the first full year of operations per Government Code Section 56811.
 - 17. Indebtedness of each of the four agencies, if any, shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness of each of the four agencies at the time of consolidation shall remain the obligation of the successor newly formed fire protection district.
 - 18. The composition of the successor new fire protection district board of directors shall be five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the district and whose term must be four years, with the exception of the initial board that would have staggered terms with three members serving four-year

terms and two members serving two-year terms as determined by agreement of those elected in order to classify staggered terms beginning after the next general district election. The terms of office of the elected board members are determined pursuant to the Uniform District Election Law.

19. Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.
20. The services to be provided by the successor District shall be provided in a manner consistent with the "Plan for Services" attached hereto as Exhibit "B" and incorporated herein by reference.

WHEREAS, the City of Portola has assumed Lead Agency status for this project under the California Environmental Quality Act (CEQA), with the remaining Participating Fire Agencies serving as Responsible Agencies; and

WHEREAS, the District has determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided.

WHEREAS, this Board has determined that since a majority of the members of each of the legislative bodies of the four local agencies are adopting substantially similar resolutions of application for this reorganization, the Resolution of Application meets the criteria for requesting a waiver of election proceedings and a waiver of the final Conducting Authority hearing, as set forth in Government Code Section 56853 with regard to the dissolution and divestiture of powers applications; and

WHEREAS, upon approval by the Plumas Local Agency Formation Commission it is recognized that an election must occur of registered voters of the territory within the proposed new fire protection district, including majority voter approval of the question of formation of a new fire protection district and two-thirds voter approval of the proposed special tax, pursuant to California Health and Safety Code Section 13823 and California Government Code Section 50077.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the Gold Mountain Community Services District as follows:

SECTION 1. Findings of Facts. The above recitals are adopted as findings of fact.

SECTION 2. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved, and the Local Agency Formation Commission of Plumas County is hereby requested to take proceedings for the reorganization of territory described in Exhibit A (Map and Boundary Description) consisting of the formation of a new fire protection district, the dissolution of the Beckwourth and Sierra Valley Fire Protection Districts, and divestiture of the power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies) according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq.

SECTION 3. Other Acts. The Officers and staff of the City/District are hereby authorized and directed, jointly and severally, to do any and all things, to execute and deliver any and all documents, which, in consultation with the City Attorney/District Counsel, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

SECTION 4. Effective Date. This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Gold Mountain Community Services District at a regular meeting thereof held on the 17th day of February 2023, by the following vote:

AYES: Director Kogge, Director St. Pierre, Vice-President Seney, President Bennie

NOES: None

ABSTENTIONS: None

ABSENT: None



Gordon Bennie, President
Gold Mountain Community Services District

ATTEST:



Leslie Chrysler, District Secretary
Gold Mountain Community Services District

Attachments:

Exhibit A, Map and legal description of proposed fire protection district boundaries

Exhibit B, Plan for Services

Exhibit C, Beckwourth Fire Protection District Schedule of Asset Transfer

Exhibit D, Sierra Valley Fire Protection District Schedule of Asset Transfer

Exhibit E, Gold Mountain Community Services District Schedule of Asset Transfer

Exhibit F, City of Portola Schedule of Asset Transfer

Exhibit E: Gold Mountain Community Services District Schedule of Asset Transfer

Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within Gold Mountain Community Services District's boundaries. Gold Mountain Community Services District will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.

Asset	Resource
\$75,000.00 Cash	Gold Mountain Community Services District Fire Fund Account

Sierra Valley Fire District

Resolution No. 2023-02

Concerning a Resolution of Application by the Board of Directors of the Sierra Valley Fire Protection District requesting the Plumas Local Agency Formation Commission (LAFCo) to initiate Proceedings for the Formation of a New Fire Protection District and Reorganization of Existing Fire Service Providers in the Affected Territory. Should LAFCo approve the application and the voters approve the resulting ballot measures, Sierra Valley Fire Protection District would be dissolved, and the new fire protection district named the successor agency, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Sierra Valley Fire Protection District.

Ayes: 3

Noes:

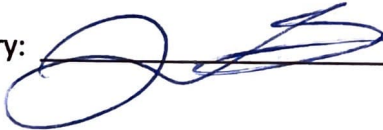
Absent: 2

Chairman, Board of Directors



3-14-2023

Secretary:



3-14-2023

RESOLUTION NO. 2023-2

**RESOLUTION OF APPLICATION BY THE BOARD OF
DIRECTORS OF THE SIERRA VALLEY FIRE PROTECTION
DISTRICT REQUESTING THE PLUMAS LOCAL AGENCY
FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
THE FORMATION OF A NEW FIRE PROTECTION DISTRICT AND
REORGANIZATION OF EXISTING FIRE SERVICE PROVIDERS IN
THE AFFECTED TERRITORY**

Resolved, by the Board of Directors of the Sierra Valley Fire Protection District ("the District"),
that:

WHEREAS, the District in conjunction with other affected agencies approving substantially similar resolutions and listed within this resolution, desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code and California Health and Safety Code Sections 13800-13970, also known as the Fire Protection District Law of 1987, for the formation of a new fire protection district and the concurrent dissolution of the Beckwourth and Sierra Valley Fire Protection Districts and the divestiture of power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies), contingent upon the formation of the proposed fire protection district as authorized by LAFCo and approved by election; and

WHEREAS, the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District, hereinafter referred to as "Participating Fire Agencies", are authorized to provide fire protection, emergency medical and rescue services within their respective boundaries directly or by contract based on their respective formation documents and principal acts (California Government Code Section 38600, et seq., California Health and Safety Code Section 13800, et seq., and California Government Code Section 61000, et seq.); and

WHEREAS, in 2017, the City of Portola made the decision to close its fire department and contract for services, which was the impetus for several discussions and meetings amongst the region's fire protection providers and the public seeking a means to address the common issues faced by the affected agencies, including but not limited to significant financial constraints in the face of rising costs, reliance on volunteers in a time of declining volunteerism, illogical fire service boundaries, disjointed service operations and planning, and maintaining full governing bodies from small population bases; and

WHEREAS, in 2020, the Participating Fire Agencies each signed a memorandum of understanding forming the Local Emergency Services Study Group (LESSG) with the intent of considering structure options to address the common challenges to effective fire protection and emergency medical services in the region; and

WHEREAS, in 2020, the LESSG came to the unanimous conclusion that formation of a new fire protection district combined with dissolution of the existing fire protection districts and divestiture of fire protection services by multi-service agencies was the preferred option for the region to best address the shared challenges faced by the Participating Fire Agencies, and to enhance services to the community; and

WHEREAS, the Participating Fire Agencies jointly financed a feasibility study, conducted by an independent consulting firm selected through an open and public process with the issuance of a Request for Proposals, with said study concluding that a newly drawn fire protection district would beneficially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system, providing a proactive, sustainable solution for future fire and

emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits; and

WHEREAS, in October 2022, the Participating Fire Agencies each unanimously approved the feasibility study and directed the LESSG to compile an application to the Plumas Local Agency Formation Commission for the reorganization described in the feasibility study/plan for services (Exhibit B); and

WHEREAS, the Plumas Local Agency Formation Commission, hereinafter referred to as Commission, serves as the review authority over the formation and reorganization of cities and special districts as contained in and authorized by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, hereinafter referred to as “the Act”, commencing with Section 56000 of the California Government Code; and

WHEREAS, the Act establishes the process pursuant to which citizens or legislative bodies of local agencies may seek the formation and reorganization of cities and districts; and

WHEREAS, in order to facilitate the formation of a new fire protection district, through adoption of this resolution of application, the City of Portola has assumed the principal role in initiating the proposal and requesting the Commission to commence its review process by the filing of an application with the appropriate fees paid jointly by the Participating Fire Agencies; and

WHEREAS, the proposed reorganization is consistent with the adopted spheres of influence for the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District ensuring that there is no duplication of services within the resulting boundaries of the proposed fire protection district, through dissolution of single service fire providers as indicated by the “Zero Sphere of Influence” adopted for the Beckwourth Fire Protection District and Sierra Valley Fire Protection District, and divestiture of fire and emergency medical services as indicated by the “Limited Service Sphere of Influence” adopted for Gold Mountain Community Services District; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification, and has received and considered comments presented at that hearing; and

WHEREAS, the territory proposed to be reorganized is considered to be inhabited (more than 12 registered voters) and a description of the boundaries of the territory to be included within the proposed fire protection district and a map of the proposed boundary designated as set forth in Exhibit A, are attached hereto and by this reference incorporated herein; and

WHEREAS, the reasons for the proposed reorganization are as follows:

1. The four agencies provide essentially the same fire protection and emergency medical services in the region and face substantially similar challenges to providing adequate and sustainable services, consisting of:
 - a. Ever increasing mandatory requirements and standards.
 - b. Limited volunteers and volunteer recruitment and retention programs and incentives.
 - c. Inadequate levels and types of training opportunities.
 - d. Limited administrative capacity to address growing organizational requirements.
 - e. Insufficient funding to cover growing expenses.
2. The reorganization would allow the new district to better meet the emergency fire, rescue, and medical needs of its communities. The newly formed district will implement a phased plan for creating a uniform level of service within the entirety of its territory which would allow:

- a. Better utilization of resources.
- b. Enhanced capital asset planning and streamlined improvement process.
- c. Enhanced response to emergency incidents based on key operational activities performed by paid professionals, paid part-time readiness staff, expanded paid personnel, fleet and station readiness, and district-wide uniform training and procedures.
- d. Reduced operating and administrative costs while increasing service levels.
- e. Enhanced efficiency of management through combining of technology infrastructure, fleet maintenance, and other administrative functions.
- f. Enhanced and standardized public education outreach.

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

1. City of Portola;
2. Beckwourth Fire Protection District;
3. Gold Mountain Community Services District; and
4. Sierra Valley Fire Protection District.

WHEREAS, it is desired to require that the proposed reorganization be subject to the following terms and conditions:

1. A new fire protection district be formed with the proposed boundaries as identified in Exhibit A (map and legal description of boundaries of proposed district).
2. The new fire protection district will be named "Beckwourth Peak Fire Protection District".
3. Beckwourth Fire Protection District and Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor for both agencies, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District, and any funds to which it succeeds may be expended and properly disposed of as provided by Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.), as itemized in Asset Transfer Schedules Exhibits C (Beckwourth Fire Protection District) and D (Sierra Valley Fire Protection District).
4. Gold Mountain Community Services District shall be divested of the power to provide fire protection and emergency medical services, and the new fire protection district named the successor of those services within Gold Mountain Community Services District's boundaries. Gold Mountain Community Services District will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.
5. The City of Portola shall transfer the responsibility of providing fire protection and emergency medical services, and the new fire protection district named the successor of those services within the city limits.
6. Gold Mountain Community Services District shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit E upon district formation.

7. The City of Portola shall irrevocably convey to the new fire protection district the real and personal property described in the Asset Transfer Schedule attached hereto as Exhibit F upon district formation.
8. All fire protection volunteers of the City of Portola, Beckwourth Fire Protection District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District who meet the qualifications for volunteer fire fighters established by the new fire district shall be invited and encouraged to apply with the new fire protection district.
9. All full- or part-time employees of the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District shall be invited and encouraged to apply with the new fire protection district.
10. Beckwourth Fire Protection District and the Sierra Valley Fire Protection District do not have any full-time employees. No benefit programs are offered to any employees. The board of the new fire district is urged to consider severance payments to employees of the predecessor agencies on a case-by-case basis, if the circumstances of transition to the new district warrant such action.
11. The successor agency shall function under and carry out all authorized duties and responsibilities assigned to a Fire Protection District as outlined in the Division 12, Part 2.7, Chapter 1, Health & Safety Code, Fire Protection District Law of 1987 (commencing with Section 13800 et seq.) and other applicable laws, with the exception of ambulance services presently provided throughout the territory to be included in the proposed new fire protection district by Eastern Plumas Healthcare District.
12. A tax exchange agreement shall be negotiated with the County to allocate the property tax revenue structure currently assigned to Beckwourth Fire Protection District, Sierra Valley Fire Protection District, and Gold Mountain Community Services District to the successor agency, as provided for in Government Code Section 56810. In addition, the City of Portola shall petition the Board of Supervisors to transfer \$70,000, in total, of the City's existing base property tax revenue to the successor agency. The transfer formula shall be based upon the FY 2022/23 tax roll information maintained by the County Auditor to determine the effective tax allocation factor that would generate approximately \$70,000, in base property tax revenue. This is a base transfer that shall continue in perpetuity without further regard for the amount of revenue generated for the successor agency. Each fiscal year thereafter, the successor agency shall receive the base amount and its share of the annual tax increment derived according to the formula described above, based on the growth in assessed value. The City of Portola shall solicit the County to address existing tax rate incongruities resulting from historical boundary changes during tax sharing negotiations. All resolved incongruities shall be reflected in the FY 2022/23 tax roll information for purposes of the reallocation calculations described above.
13. Formation of the new fire protection district shall be conditioned upon approval of a new special tax by the registered voters of the new fire protection district that would include the following provisions:
 - a. A new revenue source will be required to support the new fire protection district's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the proposed fire protection district boundary, based on land use types provided by the Assessor's Office. The proposed special tax will raise funds to plan, finance, implement, manage, own, and operate a regional fire

- protection district to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed fire protection district's boundary.
- b. Low Income Exemption – The new fire protection district recognizes the proposed special tax may create a burden for low-income property owners in the region. For this reason, the New Fire District shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for "very low" or "poverty level" to apply for a partial or complete exemption from the tax.
 - c. Contiguous Parcel Exemption – The new fire protection district shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
 - d. Inflationary Adjustment - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, insurance and other items which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the new fire protection district Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for All West Urban Consumers, Non-seasonally Adjusted, for the Preceding Year (Bureau of Labor Statistics Series ID CUUR400SAO) for the preceding year. This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.
- 14. All previously authorized charges, fees, assessments, and/or taxes currently in effect dedicated to fire protection or emergency medical response, now levied or collected by each of the four agencies, including improvement or assessment districts thereof, shall cease to be levied and collected by each of the four agencies and the successor agency, apart from Gold Mountain Community Services District which will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.
 - 15. A charges and fee structure for services rendered will be adopted by the new fire protection district board, including procedures by ordinance to administer the special tax including exemptions that balance the needs of the district for funding and the burdens on property owners and file such ordinance with LAFCo.
 - 16. The provisional appropriation limit of the new fire protection district shall be set by the Plumas Local Agency Formation Commission for the first full year of operations per Government Code Section 56811.
 - 17. Indebtedness of each of the four agencies, if any, shall remain the legal obligation of only the lands and areas which incurred such indebtedness; however, the outstanding indebtedness of each of the four agencies at the time of consolidation shall remain the obligation of the successor newly formed fire protection district.
 - 18. The composition of the successor new fire protection district board of directors shall be five (5) member board of directors, elected at-large, each of whom must be a registered voter residing within the district and whose term must be four years, with the exception of

the initial board that would have staggered terms with three members serving four-year terms and two members serving two-year terms as determined by agreement of those elected in order to classify staggered terms beginning after the next general district election. The terms of office of the elected board members are determined pursuant to the Uniform District Election Law.

19. Contract services presently provided by Sierra Valley Fire Protection District to Hallelujah Junction Fire Protection District shall be continued by the successor new fire protection district based on the existing contract.
20. The services to be provided by the successor District shall be provided in a manner consistent with the "Plan for Services" attached hereto as Exhibit "B" and incorporated herein by reference.

WHEREAS, the City of Portola has assumed Lead Agency status for this project under the California Environmental Quality Act (CEQA), with the remaining Participating Fire Agencies serving as Responsible Agencies; and

WHEREAS, the District has determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (Changes in organization of local agencies) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment – where the activity consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised – and that does not involve development or a change in the manner for which an existing service is provided.

WHEREAS, this Board has determined that since a majority of the members of each of the legislative bodies of the four local agencies are adopting substantially similar resolutions of application for this reorganization, the Resolution of Application meets the criteria for requesting a waiver of election proceedings and a waiver of the final Conducting Authority hearing, as set forth in Government Code Section 56853 with regard to the dissolution and divestiture of powers applications; and

WHEREAS, upon approval by the Plumas Local Agency Formation Commission it is recognized that an election must occur of registered voters of the territory within the proposed new fire protection district, including majority voter approval of the question of formation of a new fire protection district and two-thirds voter approval of the proposed special tax, pursuant to California Health and Safety Code Section 13823 and California Government Code Section 50077.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the District as follows:

SECTION 1. Findings of Facts. The above recitals are adopted as findings of fact.

SECTION 2. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved, and the Local Agency Formation Commission of Plumas County is hereby requested to take proceedings for the reorganization of territory described in Exhibit A (Map and Boundary Description) consisting of the formation of a new fire protection district, the dissolution of the Beckwourth and Sierra Valley Fire Protection Districts, and divestiture of the power/transfer of responsibility to provide fire protection, emergency medical and rescue services by the Gold Mountain Community Services District and the City of Portola (as multi-service agencies) according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, et seq.

SECTION 4. Other Acts. The Officers and staff of the District are hereby authorized and directed,

jointly and severally, to do any and all things, to execute and deliver any and all documents, which, in consultation with the District Counsel, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

SECTION 5. Effective Date. This Resolution shall take effect upon adoption.

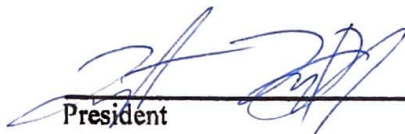
PASSED, APPROVED AND ADOPTED by the Board of Directors of the Sierra Valley Fire Protection District at a regular meeting thereof held on the 14 day of March, 2023, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:



President
Sierra Valley Fire Protection District

ATTESTED:



District Secretary

Attachments:

Exhibit A, Map and legal description of proposed fire protection district boundaries

Exhibit B, Plan for Services

Exhibit C, Beckwourth Fire Protection District Schedule of Asset Transfer

Exhibit D, Sierra Valley Fire Protection District Schedule of Asset Transfer

Exhibit E, Gold Mountain Community Services District Schedule of Asset Transfer

Exhibit F, City of Portola Schedule of Asset Transfer

Exhibit D: Sierra Valley Fire Protection District Schedule of Asset Transfer

Sierra Valley Fire Protection District shall be dissolved, and the new fire protection district named the successor agency, including all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Sierra Valley Fire Protection District

Real Property

Facility	Address	APN
Chilcoot 1	94362 Highway 70, Chilcoot	APN 010-150-018 ±0.54 ac APN 010-150-019 ±0.72 ac
Vinton 2 Assessee: Vinton Fire Dept.	Highway 70, Vinton	APN 010-110-007 ±0.07 ac

Personal Property

Apparatus ID	Year and Manufacturer	Details
9521	1997 E-One	Type 1, 500 gal tank, 1250 gpm pump
9522	1989 Duplex	Type 1, 1000 gal tank, 1250 gpm pump
9551	1994 International	Squad 4x4
UT-95	1996 Ford F-350	Utility body
AIR-95	2003	Mako air trailer
		All remaining Fire Department sundry supplies, clothing, safety gear, and equipment

Governmental Loan Equipment

Apparatus ID	Year and Manufacturer	Details
9572	2005 International	Type 3, 500 gal tank, 500 gpm pump
9574	1994 International	Type 3, 500 gal tank, 500 gpm pump
9531	1969 Mack	Type 1 water tender, 4000 gal tank, 500 gpm pump
9535	1994 Ford	Type 2 water tender, 1500 gal tank, 500 gpm pump

New to fleet

Apparatus ID	Year and Manufacturer	Details
	1998 Pierce Saber	Type 1, working order (expected service date is June 2023)
	1998 Pierce Saber	Type 1, parts vehicle

BECKWOURTH PEAK FIRE PROTECTION DISTRICT FORMATION

FEASIBILITY STUDY & PLAN FOR SERVICES

- Adopted -

October 2022

LOCAL EMERGENCY SERVICES STUDY GROUP

Beckwourth Fire Protection District

Gold Mountain Community Services District

Sierra Valley Fire Protection District

City of Portola



TABLE OF CONTENTS

Introduction.....1

Current Challenges4

Regional Overview.....6

Existing Fire and Emergency Response Agencies..... 11

Proposed Reorganization 14

Proposed Boundary 16

Organization and Staffing..... 18

Equipment and Facilities 20

Financial Plan..... 23

Special Tax 28

Tax Exchange Agreement 30

Summary Conclusions 31

INTRODUCTION

Eastern Plumas County is served by a number of small fire protection agencies that have been established over time to provide fire and emergency response services to communities. Over the last decade, the rising costs of equipment, increase in severe wildfires, and decline of volunteers has made it more and more difficult to provide services in many rural areas including those located in eastern Plumas County. Continued growth and scattered residential development has also resulted in dispersed areas that demand services but are currently outside of any local jurisdiction that is responsible for providing fire services. Local fire agencies often respond to calls in these non-jurisdictional “no-man’s-land” areas but do not receive property tax or other consistent and reliable revenue to support the service. Due to this, the agencies in this region have come together to research and identify the best course of action to ensure the safety of all communities through adequate and sustainable provision of emergency response services.

In January 2020, a Local Emergency Services Study Group (LESSG) was created to explore ways to strengthen and improve the provision of fire and emergency services throughout the region. The LESSG is comprised of representatives from each participating agency. After collecting information on the status of the existing districts and robust discussion with stakeholders, the LESSG recommended that the best course of action was to form a new fire protection district that would consolidate services in the region. This Plan for Service details the formation of the Beckwourth Peak Fire Protection District including how services will be provided upon formation and how services will be funded.



Existing Agencies

Currently, eastern Plumas County is served by a network of small fire-related districts that out of necessity have well-coordinated mutual aid relationships. The agencies included in the current proposal are:

- ✂ Beckwourth Fire Protection District (FPD): Provides fire protection and emergency response services to the greater Beckwourth community and services by contract to the City of Portola and Gold Mountain Community Services District (CSD).
- ✂ Gold Mountain CSD: Previously contracted with the City of Portola fire department (1997-2017) and Eastern Plumas Rural FPD (2018-2022), and beginning January 2023 will begin contracting with Beckwourth FPD to receive fire protection and emergency response services.
- ✂ Sierra Valley FPD: Formed in 1948, Sierra Valley serves a 220 square mile area and also provides services by contract to Hallelujah Junction FPD in Lassen County.
- ✂ City of Portola: Currently has two modern stations in the city limits and contracts with Beckwourth FPD as of February 2021.

Upon approval of the formation, the Beckwourth Peak FPD will maintain the fire protection services that are currently provided by the existing departments as specified in Health and Safety Code Section 13862, which include:

- ✂ Fire protection services
- ✂ Rescue services
- ✂ Emergency medical services

-  Hazardous material emergency response services
-  Other services relating to the protection of lives and property

The proposed formation will officially merge the operations of four different agencies currently providing fire services into one efficient, effective, and sustainable emergency services system. This will provide a proactive, sustainable solution for future fire and emergency service needs for the area by creating a regional district with an improved economy of scale and associated benefits.

Plan for Service

This plan for services has been prepared to support the proposed district formation and detail how services will be provided and funded by the New Fire District. It has been prepared according to the information required by §56653(b) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH act) which states:

(b) The plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer:

- (1) An enumeration and description of the services currently provided or to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory, if new services are proposed.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

A plan for services takes into account the services, capacity, cost and adequacy of services within an area and how those services would be affected by the proposed action.

Proposed Reorganization/Formation

The proposed formation would serve to consolidate services into a regional district and establish a reliable source of revenue to support services. The Beckwourth Peak FPD will be governed by a five-member board of directors elected by the registered voters residing within the boundaries of the new district. The formation will result in the concurrent dissolution of the Beckwourth FPD and the Sierra Valley FPD, the divestiture of power to provide fire protection by Gold Mountain CSD, and the transfer of responsibility for providing fire protection by the City of Portola (also known as a “reorganization”). All remaining assets will be transferred to the Beckwourth Peak FPD as the successor agency.

Table 1: Proposed Reorganization/Formation

Affected Agency	Proposed Change
New Fire Protection District	Formation and Successor Agency
Beckwourth FPD	Dissolution and transfer of assets to the NFD
Sierra Valley FPD	Dissolution and transfer of assets to the NFD
Gold Mountain CSD	“Divestiture of power” to provide fire protection services

City of Portola

Transfer of Responsibility to provide fire protection services and transfer of assets to the NFD

Definitions

“Affected local agency” means any local agency that contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change of organization is proposed or ordered, either singularly or as part of a reorganization or for which a study is to be reviewed by the commission (Government Code section 56014).

“Commission” means a local agency formation commission (Government Code section 56027).

“Formation” means the creation of a district (Government Code section 56039).

“Dissolution” means the disincorporation, extinguishment, or termination of the existence of a district and the cessation of all its corporate powers, except as the commission may otherwise provide pursuant to Section 56886 or for the purpose of winding up the affairs of the district (Government Code section 56035).



“Divestiture of power” means the termination of the power and authority to provide particular functions or classes of services within all or part of the jurisdictional boundaries of a special district (Government Code section 56037.2).

“Principal act” means, in the case of a district, the law under which the district was formed and, in the case of a city, the general laws or the city charter (Government Code section 56065).

“Reorganization” means two or more changes (i.e., formation, dissolution, divestiture, etc.) of organization contained within a single proposal (Government Code section 56073).

Proposed Terms and Conditions






The proposed reorganization/formation will be subject to the following terms and conditions:

-  The approval of the Beckwourth Peak FPD formation would be subject to a two-thirds majority vote by the registered voters within the proposed district boundaries in favor of a special tax.
-  The approval of the Beckwourth Peak FPD formation would be subject to a property tax sharing agreement with Plumas County.

Any change of organization or reorganization may provide for or be made subject to one or more terms and conditions. However, no terms and conditions shall directly regulate land use, property development, or subdivision requirements (Government Code Section 56886).

CURRENT CHALLENGES

Eastern Plumas communities are served by a network of small fire agencies which, out of necessity, have well-coordinated mutual aid relationships. Beckwourth FPD and Sierra Valley FPD, along with other local mutual aid partners, are the first responders to all fire and emergency response services, including wildland and structure fires, car accidents, medical emergencies, as well as public assistance calls. Local fire agencies provide and receive mutual aid when needed, providing sufficient resources to each incident, regardless of whose jurisdiction it is in. While these agencies are already working together and training together, the proposed formation would serve to formalize services into a regional district model, with an improved economy of scale and associated benefits. A consolidated district would address significant financial challenges each agency is experiencing and address sustainability as it relates to shared needs and challenges related to the following:

-  **Aging Infrastructure and Equipment** - Agencies are for the most part 70+ years old with aging infrastructure and equipment. Unfortunately, with the rising cost of new and even used fire apparatus, it is becoming increasingly difficult for volunteer departments to maintain a strong apparatus fleet. For instance, a used Type 1 Engine purchased in good condition can cost up to \$150,000 or more. In addition, there is a need to address deferred maintenance at some stations and expand the headquarters station to include additional apparatus bays and classrooms.
-  **Increasing Demand for Services:** Firefighting and EMS requirements continue to grow along with increasing demand for services that exists with an aging population, increased visitors to the county, unprecedented fire risk, and greatly increased vehicular traffic on regional highways.
-  **Volunteer Recruitment and Retention:** Society is changing, people no longer volunteer like they once did. Requirements for volunteers are now much more stringent and demanding making it even harder to attract volunteers. The region needs standardization and a volunteer training model that provides various tiers of involvement and engagement. Consolidation provides opportunity to enhance volunteer recruitment and retention programs, offer reimbursements for training or service calls, and better utilize volunteer resources.
-  **Daytime Staffing:** Changes in laws, OSHA requirements, time commitment and other limitations, has resulted in a significant reduction in the number of volunteer firefighters. In particular, daytime response can be challenging as volunteers are at work or have other commitments. As the call volume continues to increase, there is a need to have daytime staffing coverage to supplement volunteer response and increase response times.
-  **Strain on existing agencies:** Currently 155,029 acres or 51% of the land area of the New Fire District currently falls outside of established fire districts with no guarantee of structural fire and EMS protection. Fire districts were formed to provide structure fire and all risk services within a specific jurisdictional boundary where services are supported by revenue from a combination of taxes, fees, and fundraising. Many of these jurisdictional boundaries were created as far back as the 1940's. Since that time, neighborhoods, scattered subdivisions, and rural residential development have emerged outside of district boundaries. These developed areas require year-round fire protection and emergency services. Providing goodwill service to these areas is not supported by any sustainable revenue source and puts additional strain on already overburdened resources.

-  **Underserved Residents:** Approximately 15% of the estimated population within the New Fire District currently falls outside of established fire districts with no guarantee of structural fire and EMS protection. A wide variety of circumstances account for non-inclusion in a fire district. Historically lots were created without regards to fire protection and residents may not be aware that they are not in a fire district. In response to severe wildfire impacts and changes to state law, property can only be subdivided if it is located within the boundaries of a fire-related district. Being located within a fire district will allow subdivision to occur consistent with Plumas County General Plan and Zoning requirements.
-  **Irregular Boundaries:** Irregular boundaries and the number of fire providers in a small area contribute to challenges in coordination, consistency in training and response, and planning. Consequently, the region is plagued by a disjointed service delivery structure that lends itself to duplication of efforts and expenses related to administration, training, and operations. The lack of coordination and collaboration limits the agencies' ability to plan at a regional level and to leverage additional resources, grant funding, strategic partnerships, or influence policy changes at the local or regional levels.
-  **Insufficient Funding:** Funding is fractured and supported by a combination of inequitable property tax sharing, special taxes, and local fundraising opportunities. Property tax sharing is based on 1975 models which does not appreciate as quickly as ongoing expenses such as diesel fuel, insurance, fire engine replacement, firefighting and medical equipment, and equipment and supplies that expire and must be replaced on a regular basis. The New Fire District would be funded by a combination of property taxes and a new Special Tax that would be levied consistently throughout the district based on land use types provided by the Assessor's Office.
-  **Board Vacancies:** Generally, districts in the region face a lack of public interest in district activities as demonstrated by little to no attendance at board meetings, vacancies on boards, and a lack of contested elections. Many boards face challenges in maintaining a full governing body and find it challenging to recruit new board members when there are vacancies. This struggle is amplified in areas with very low populations. The New Fire District would be served by a five-member board of directors that would have a larger population base to recruit new directors. Furthermore, a single leadership body overseeing fire protection services in the region would better sustain participation from the larger community.

The Beckwourth Peak FPD will help build and sustain adequate community fire and rescue services for the entire region that is equitably supported by the communities served. Increased funding is needed to improve current training, personal protective equipment, emergency medical and firefighting equipment, and apparatus replacement, as well as to improve response times and operational capacity by supporting volunteer recruitment and retention programs and providing enhanced daytime coverage during business hours. The overall objective is to provide a cost effective, well trained, and professional volunteer fire agency for years to come through the implementation of modern and efficient programs and providing opportunities to our volunteers.

REGIONAL OVERVIEW

Plumas County is located on the eastern edge of California within the Sierra Nevada Mountain range approximately 40 miles northwest of Lake Tahoe. Major access roads include the Feather River Highway (SR70), Highway 89, and State Route 36 near Lake Almanor. The focus of this study is eastern Plumas County including areas east of Highway 89 and Lake Davis and north of Frenchman Lake.

Land Use

Land uses within the proposed New Fire District boundary are predominantly Timber Resource Land and Agricultural Preserve (see Figure 1). As noted in Table 2 below, additional land uses in unincorporated portions of the proposed district include Industrial, Rural Residential, Suburban Residential, and other use types. Land uses within the City of Portola are regulated by the City's General Plan and Zoning Code. Land uses in the City center are primarily low to medium residential with commercial, professional, and light industrial uses generally focused along CA-70 and the Union Pacific Railroad. There is also considerable open space and park land uses on the outer edges of the city. Formation of the Beckwourth Peak FPD is intended to support the needs of the current community and is not intended to induce growth or convert any agricultural or open space lands. No changes in land use types or intensities are included as part of this proposed formation.

Table 2: County Land Use Designations in Proposed District Boundary

Land Use Designations	Total Acres
Agricultural Preserve	77,815.39
Agriculture and Grazing	2,191.08
Commercial	256.31
Industrial	821.97
Lake	5,228.88
Limited Access Rural Residential	7,218.45
Mining Resource	134.70
Resort and Recreation	447.03
Rural Residential	11,977.63
Secondary Suburban Residential	6,597.42
Single-Family Residential	0.01
Suburban Residential	2,662.02
Timber Resource Land	180,107.36
City of Portola	3,490.21
TOTAL	298,948.47

Source: GIS County Land Use data

Table 3: Assessor's Land Use Types in Proposed District Boundary

Land Use Type	Total Acres
USA Federal	147,718.02
LCA Contracts	40,811.48
LCA Contract w/Impr	27,833.16
Vacant Land Non-Taxable	25,793.23
Mineral Rights	21,577.97

Vacant Lot Residential	10,658.77
Vacant Land Rural	8,899.59
Single Family Residential	5,628.19
LCA/TPz Non-Contract Acres	4,729.77
TPZ Contract Land	2,984.52
Vacant Rural W/Misc Imps	2,648.48
Vacant Lot W/Misc Imp	2,460.89
Rural W/Residence	2,196.95
Subdivision Undev	629.51
LCA/TPZ Combined	560.00
Golf Course Parcel	437.80
Vacant Comm w/Misc Imp	425.22
TPZ Contract w/ Res	320.00
Commercial Improved	317.23
Manufactured Homes	179.73
Vacant Land Multiple	176.91
Recreational	150.71
Industrial	126.88
Vacant Land Industrial	92.15
Vacant Land Commercial	90.14
Manufactured Home Parks	87.17
Condomin/Townhouse Common Area	75.38
Imprvd Land Non-Taxable	65.82
Multiple Residential	35.61
RV Park	25.90
Ministorage Units	22.36
20 to 49 Apartment Units	12.41
Vacant Ind w/Misc Imps	11.95
Religious	7.66
Club House Parcel	7.43
Timeshares	1.93
Two Dwelling Units	1.32
Vacant Land Valued by S.B.E.	0.76
Office	0.66
Duplex	0.61
Assessed by S B E	0.43
Multiple Residential Misc	0.32
Retail	0.30
10 to 19 Apartment Units	0.19
Food Store or Grocery Store	0.08
TOTAL	298,035.71

Source: Assessor's Land Use data

Population and Growth

As of the 2020 decennial census, Plumas County had an estimated population of 19,790. This is a slight decrease from the 2010 decennial estimate of 20,007. While the census had reported a population decline over the last decade, the California Department of Finance projects that Plumas County will have an almost 1.0% increase over the next decade.

The current population within the proposed Beckwourth Peak FPD is approximately 3,815 based on 2020 census estimates. This consists of the estimated population for each existing fire agency as provided in Table 4, and the remaining population for areas historically outside of any district responsible for providing community fire protection services. The area has observed slow residential growth in last the ten years. It should also be noted that there is a significant seasonal variation in population, particularly as it relates to tourists and resort facilities within the area.

Table 4: 2020 Population

Affected Agency	Population
City of Portola	1,916
Beckwourth FPD	618
Sierra Valley FPD	600
Gold Mountain CSD	76
Non-district	605
Total Population of NFD	3,815 residents

Source: LAFCo 2022 Municipal Service Reviews; 2020 Census

The City of Portola General Plan discusses the fact that population growth in Portola and surrounding area is likely to come from three primary sources described as follows:

- (1) Population growth in California and northern Nevada will generate a spillover effect as people seek to relocate to small communities from increasing development in more urban areas.
- (2) An aging population will generate an increase in retirees seeking small communities for second homes or a permanent retirement home.
- (3) Economic development will generate new job growth in service and tourism industries, and growth in small businesses whose leaders can choose a location based primarily on quality-of-life considerations.

While the city's historical growth rates and countywide growth rate projections indicate minimal or negative growth in the future, there are three planned developments within the city limits, which have the potential to add an additional 1,220 dwelling units to the City, or approximately 2,440 additional residents. This would be an increase over the 2020 city population of 127 percent. There are also existing planned developments in Gold Mountain and Beckwourth that are not fully constructed. Given the existing and planned growth in the region, there is a continued need for fire and emergency response services into the future. It is important to note that additional stations may need to be strategically located as planned developments are built out. For instance Beckwourth FPD has previously identified an area in its future growth area that will be difficult to serve—future homes along some areas along County Road A-23 are too far away from the District's stations, which will lead to longer response times.

Disadvantaged Communities

Disadvantaged unincorporated communities, or “DUCs,” are inhabited territories (containing 12 or more registered voters) where the annual median household income (MHI) is less than 80 percent of the statewide annual MHI. DUCs are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(c). As of the 2020 Census, the California MHI was \$78,672. In order to qualify as disadvantaged, communities would need to have a MHI of less than \$62,937.

In addition to the incorporated City of Portola, there are several Census Designated Places (CDP) that exist in or near the proposed Beckwourth Peak FPD boundary. CDPs are a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. Table 5 shows the American Community Survey 2020 5-year Estimates for the City of Portola and three CDPs in the region. While other CDPs exist in the area such as Chilcoot-Vinton, Gold Mountain, Iron Horse, and Mabie CDPs, there is no reported MHI for these areas. This is likely due to limited population and survey responses.

Table 5: Reported 2020 MHIs for Portola and Nearby CDPs

Census Designated Place	2020 MHI
Beckwourth CDP	\$101,273
Delleker CDP	\$82,969
Lake Davis CDP	\$73,523
City of Portola	\$46,667

Source: 2020 U.S. Census Bureau

While the MHI for the CDPs appears to be greater than the DUC limit of \$62,937, there may still be DUCs in the area. Looking at census block group data, there are several areas in the region that may be considered DUCs. This includes areas outside of the incorporated Portola city limits. The existence of DUCs in the region indicates that there may be communities in need of vital services, including emergency and fire response, that may not have another means of obtaining these services. The proposed new district would enable these areas to secure these services and have a broader economic based to support the department.

Wildfires

Over the last ten years, the frequency and intensity of wildfires has increased dramatically. Large tracts of dense forest have become dryer and more susceptible to fires due to droughts and increasing temperatures. This has led to some of the largest and most destructive fires the state has ever seen such as the August Complex and North Complex fires in 2020, and the Dixie fire in 2021. As temperatures rise and the risk of wildfire increases, it will be more important than ever to have a reliable fire department that can quickly respond to incidents before they escalate to unmanageable levels.

Although local fire departments are called upon to assist with wildfire suppression and are often the first to scene to ensure a fast and effective first engagement of any fire, the U.S. Forest Service is responsible for wildland fire suppression in the State Responsibility Area (SRA) and National Forest lands in Eastern Plumas County that are classified as Federal Responsibility Area (FRA). The U.S. Forest Service will respond to all fires in the SRA/FRA during fire season that represents a threat to the wildland. However, structure fire protection and rescue services are local responsibilities and not a U.S. Forest Service responsibility. In areas classified as Local Responsibility Area (LRA), which includes the incorporated area within the City of Portola as well as an unincorporated area south of Highway 70, local fire departments have the responsibility for suppressing wildfire. The U.S. Forest Service may

assist local districts with the management of wildfires in the LRA based on mutual-aid agreements. As a result of the widespread wildfires experienced the last couple of years, fire insurance is getting more difficult to obtain if someone chooses to live in a rural area. Being located within the boundaries of a fire district may greatly benefit landowners' ability to obtain fire insurance or keep the policy they already have. In addition, there have been changes in state law, so that property can only be subdivided if it is located within the boundaries of a fire-related district. Being located within a fire district will allow a property owner to develop or subdivide their parcel, if they choose to do so, and it is consistent with county General Plan and Zoning requirements.

EXISTING FIRE AND EMERGENCY RESPONSE AGENCIES

As the demands on local fire and rescue service providers are increasing, it's getting harder to justify providing services in a patchwork way with limited budgets and growing demand for services. In 2021 alone, Beckwourth and Sierra Valley volunteer departments responded to over 500 emergency incidents within the proposed boundary of the new district. Approximately 70% of the total annual call volume are medical related (including vehicle accidents). Critical non-fire life safety calls have increased over time and require more resources to adequately serve those in need.

Like many other fire departments, Beckwourth and Sierra Valley are facing growing challenges that include:

- ✕ Ever increasing mandatory requirements and standards.
- ✕ Limited volunteer recruitment and retention programs and incentives.
- ✕ Inadequate levels and types of training opportunities.
- ✕ Limited administrative capacity to address growing organizational requirements.
- ✕ Insufficient funding to cover growing expenses, including:
 - The replacement of aging safety equipment and apparatus,
 - Communication equipment and infrastructure improvements,
 - Insurance and worker's compensation,
 - Training and certification for volunteers, and
 - Fire station maintenance and the growing need for an additional strategically placed station to improve response times.

Beckwourth and Sierra Valley are also struggling under the pressure of ever-increasing training and performance demands on volunteers and increasing call volume. None of these challenges will be easily overcome but members of Beckwourth and Sierra Valley are continually working to prepare themselves and their equipment to improve levels of community fire and rescue services and coordinated wildfire prevention and suppression to meet demand.

The following section provides a background summary of each participating agency. More information can also be found in the Eastern Plumas Regional Fire Municipal Service Review prepared by Plumas LAFCo (www.plumaslafco.org/msrs-and-soi-updates).

Beckwourth FPD

Beckwourth FPD was formed in 1948 and became a special district in 1949. The District was established to provide services to the Beckwourth community. The District has a five-person board of directors that meets on the third Wednesday of each month. The District's main sources of revenue are property taxes, special assessments, federal income, contract fire fees, and state grants. The FPD provides services outside of the boundary on a goodwill basis and through out-of-area service agreements with individual customers, with annual contract fees of \$200 for commercial uses and \$100 for residential. The District also has an existing out-of-area service agreement with Sierra Health Foundation. Since February 2021, the District has provided contract fire services to the City of Portola, which includes operating and staffing two city-owned stations within the incorporated limits. Beginning January 2023, the District will provide contract services to the Gold Mountain CSD. Beckwourth FPD is occasionally called upon to assist with wildland fire suppression within the SRA and FRA, and relies on seasonal reimbursements for strike team response, assistance by hire, or equipment rentals. While the reimbursements provide some relief, the wildfire season is unpredictable and is not a reliable source of funding to support the District.

Beckwourth FPD is considered a volunteer agency supplemented by paid staff. This includes a part-time fire chief, a part-time administrative officer, two volunteer division chiefs, two part-time captains, five part-time duty officers, and twenty volunteer fire fighters. The District operates two fire stations in the boundary and two stations in the City of Portola by contract. The main station within the boundary houses two engines, two Patrols, and one water tender. The main station currently has offices and will serve as the headquarters station for the Beckwourth Peak FPD. The second station is shared with the United States Forest Service (USFS) and houses one engine, one wildland engine, a support vehicle and a trailer. More information on the city stations is below.

As the demand for services increases, Beckwourth FPD continues to look for opportunities to enhance services and expand volunteer recruitment and retention efforts. They are currently working with the County Sheriff's Office and local ambulance service to create a dispatch protocol for the volunteer fire service. The department works hard to make the most of its limited funding which is used to cover all aspects of fire response, including engines, water tenders, rescue vehicles, medical supplies, equipment, station maintenance, training, fuel, insurance, and more. While the current financing levels are adequate to deliver services, they continue to search for long-term funding opportunities that will support increased administrative capacity, volunteer staffing programs, apparatus and equipment replacement, and training/certification.

City of Portola

The City of Portola incorporated in 1946 and was formed as a general law city. Though it is the only city in Plumas County, there have been two attempts to disincorporate, but neither were approved by LAFCo. The adjacent unincorporated communities Lake Davis, Grizzly Ranch, Iron Horse, Gold Mountain, and Delleker all impact the City, particularly services related to fire, safety, traffic, and the environment. Historically, the City's population has experienced periods of decline and periods of growth. The 2020 census showed the City had a population of 2,100 which is similar to the reported 2010 population¹.

In December of 2017, the City was alerted to significant deficiencies in its Volunteer Fire Department's operation. Recognizing it could not quickly remedy the shortcomings, the City decided to stand down its Volunteer Fire Department and entered into a contract with Eastern Plumas Rural Fire Protection District (EPRFPD) to provide Fire and Emergency Medical Services (EMS) to the City. Previous to its fire department's stand-down, the City was the long-term contract provider of fire and EMS to the Gold Mountain CSD. Subsequently, Gold Mountain CSD also entered into a contract with EPRFPD for services.

In 2021, the City of Portola began contracting with Beckwourth FPD to provide fire protection services. This contract was put into effect on February 1, 2021, and lasts for two years. The contract is for \$73,000 per year and is paid in two semiannual installments. The City of Portola is also directly responsible for other billable expenses such as utilities, taxes, building upkeep, insurance, equipment repair and purchases for both city stations. The two city stations are staffed by part time duty officers and volunteer firefighters. In 2021 Beckwourth FPD responded to 24 alarm calls, 22 fire, 10 hazard, 231 medical, 4 service and 3 vehicle calls in the City totaling 294 responses. Together the two stations house three engines, one water tender, and one support vehicle (an old ambulance). Both stations were recently renovated in 2021 and are in good condition.

The City reports a possible fire flow deficiency in a few areas resulting from the elevation and distance relative to their south water tank. For now, the City will activate two water wells for fire incidents in those areas. The City has reported the current funding levels are adequate, but recent declines in revenue meant trimming expenditures.

¹ US Census Bureau, 2010 & 2020 Decennial Census (DEC Redistricting Data PL 94-171), Table P1 – Portola city, California.

Gold Mountain CSD

Gold Mountain CSD was formed in 1996 to serve the Gold Mountain Planned Development. The District received voter approval to elect an independent five-member board of directors in 2005. The bankruptcy of the original housing developer forced the board to overcome many challenges. The water and wastewater infrastructure were only partially built and no “as built” drawings were given to the CSD. The District now must continually develop plans and find financing for significant system improvements. This was due to construction defects that resulted in failing infrastructure that required replacement or remediation on an emergency basis. The District also had to rebuild a leach field and remediate landslide damage above the water storage tanks. This caused the initial reserves to be depleted in the first two years of being an independent district. The District’s underfunding was caused by subsidized water and sewer rates that were never adjusted, the developer’s delinquent payments on over 30 properties, no property tax funding for fire services, and no requirement for the developer to finish infrastructure buildout. The District lost a large amount of money while suing the developer for ownership of the infrastructure and water rights.

As mentioned above, Gold Mountain CSD previously had a contract with the City of Portola to provide fire services. They first entered into this contract in 1997 and the City continued to provide services until the City’s fire department disbanded in 2017. The District contracted with East Plumas Rural FPD (EPRFPD) to provide fire suppression, emergency medical, and fire prevention services between 2018-2022. The original contract was one year for \$35,000. In 2019, the District agreed to renew to a three year contract for \$36,050 with an annual 3 percent escalation option. The EPRFPD has a facility in Iron Horse that is not a full fire house, but it houses two pieces of equipment for the volunteer firefighters. The nearest full fire house is approximately 8 miles away. Although far, the EPRFPD has provided reliable services and met every call for service. The City of Portola’s South Side station is three miles from Gold Mountain and provides mutual aid to Gold Mountain as needed. Beginning January 2023, the Gold Mountain CSD will begin contracting with Beckwourth FPD.

Sierra Valley FPD

Sierra Valley FPD was formed in 1948 to provide structural fire and basic life support services for the communities of Vinton and Chilcoot. The District encompasses approximately 220 square miles and is the largest in the County in terms of the total area within the boundary. It is located in the eastern part of the county and is surrounded by USFS and Bureau of Land Management (BLM) land. The District borders Beckwourth FPD and the Hallelujah Junction FPD (HJFPD) in Lassen County. The District contracts with HJFPD and responds to calls along both sides of SR 395 and both sides of SR 70 in Lassen County. The contract was voted to be extended in 2020. It is valid for three years with an automatic two-year extension.

The District’s highest call demand happens during the winter when they respond to and increased number of vehicle incidents typically caused by ice and snow conditions. There has been little change in service demand from 2017 to 2021. Currently, the finance levels are adequate to cover basic services, but the District would like to increase funding to increase its capacity and be prepared for larger emergency incidents. As of now, they are not in a position to handle large wildfires. Greater effectiveness and efficient service delivery by the District may be gained from expanded shared resources, such as training, shared administrative functions, or collectively pursuing grants with adjacent service providers. The District relies almost exclusively on property taxes, seasonal wildfire reimbursements from the federal government, and fundraising (no special tax or assessment is in place). They currently partner with a fundraising auxiliary to raise money for its operations.

PROPOSED REORGANIZATION

To help address some of the challenges mentioned above, a Local Emergency Services Study Group (LESSG) was created in January 2020, as a framework for cooperative and collaborative action to explore ways to strengthen and improve the provision of fire and emergency services throughout the region. The group came to a consensus to begin the process of creating a new single fire district that will provide fire and emergency medical response services for the region.

Currently the City of Portola, Beckwourth FPD, Gold Mountain CSD, and Sierra Valley FPD are participating in the process to form the Beckwourth Peak FPD. Early in the process, the participating agencies also reached out to C-Road CSD and Eastern Plumas Rural FPD. However, at this time those agencies are not participating in the process to form the Beckwourth Peak FPD.

In order to provide adequate and sustainable fire protection services long-term in the east Plumas County region, the Beckwourth Peak FPD is proposed as outlined in the following sections.

Formation of New Fire Protection District

The Beckwourth Peak FPD is proposed to be formed under Fire District Law of 1987 (Health & Safety Code §13800, et seq.) in order to provide fire protection services, rescue services, emergency medical services, hazardous material emergency response services, and other services relating to the protection of lives and property. The new 468 square mile district will be governed by a five-member board of directors initially elected at-large from within the District by registered voters residing within the boundaries of the District. Directors will serve staggered four-year terms with two directors initially being elected for a two-year term. As a special district, the Beckwourth Peak FPD would be supported by revenue from a combination of taxes, fees, grants, and fundraising.

Formation of the Beckwourth Peak FPD will be contingent upon establishment of a special tax and successful negotiation of a property tax exchange agreement with Plumas County. Combined, these two revenue sources could provide up to \$600,000 in annual revenue to the support the Beckwourth Peak FPD. This will allow the District to hire dedicated full-time and part-time emergency responders in addition to administrative support staff. It will also allow the District to provide the necessary training for staff and volunteers, purchase and maintain equipment, and improve and expand fire stations in the region.

District Dissolutions

Concurrent with formation of the Beckwourth Peak FPD, the Beckwourth and Sierra Valley FPDs will be dissolved. All assets belonging to these districts will be transferred to the Beckwourth Peak FPD and as such, the Beckwourth Peak FPD will be the successor for the dissolved districts in accordance with §57451(d) of the CKH Act. Upon dissolution, all existing special taxes and assessments used to fund community fire protection and rescue services will terminate and the new voter-approved special tax would be levied in their place.

Should the New Fire District be unsuccessful in establishing a new special tax and/or negotiating a tax exchange agreement with Plumas County or otherwise fail to meet the conditions of approval for formation of the District, then the Beckwourth and Sierra Valley FPDs will not be dissolved. They will retain their assets and powers to provide fire and emergency response services. Additionally, any special taxes and assessments for the Districts will continued to be levied.

Divestiture of Powers

Concurrent with the formation of the Beckwourth Peak FPD, the Gold Mountain CSD will proceed with a divestiture of power to provide fire protection, and the City of Portola will transfer responsibility for providing fire protection to the New Fire District. Gold Mountain CSD will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services. The City of Portola will transfer all responsibility and assets related to fire protection services to the New Fire District.

In the event the formation of the Beckwourth Peak FPD fails as discussed under dissolutions, then the Gold Mountain CSD and City of Portola will retain their powers to provide community fire protection and emergency response and continue to levy all associated special taxes, assessments, and fees.

PROPOSED BOUNDARY

The proposed Beckwourth Peak FPD boundary encompasses 468 square miles (approximately 300,000 acres) in eastern Plumas County and includes the communities of Portola, Beckwourth, Gold Mountain, Vinton, and Chilcoat. The proposed boundary as shown in Figure 2 generally follows the existing spheres of influence and goodwill response areas for the participating agencies with some revisions to better follow parcel lines. The boundary also includes the sphere of influence for the East Plumas Rural FPD but it excludes lands included in their district boundary. The proposed boundary includes all of the parcels where the Beckwourth Peak FPD is most likely to be called as the primary local responder.

An online map of the proposed boundary can also be accessed at this link: <https://arcg.is/G05yD>.

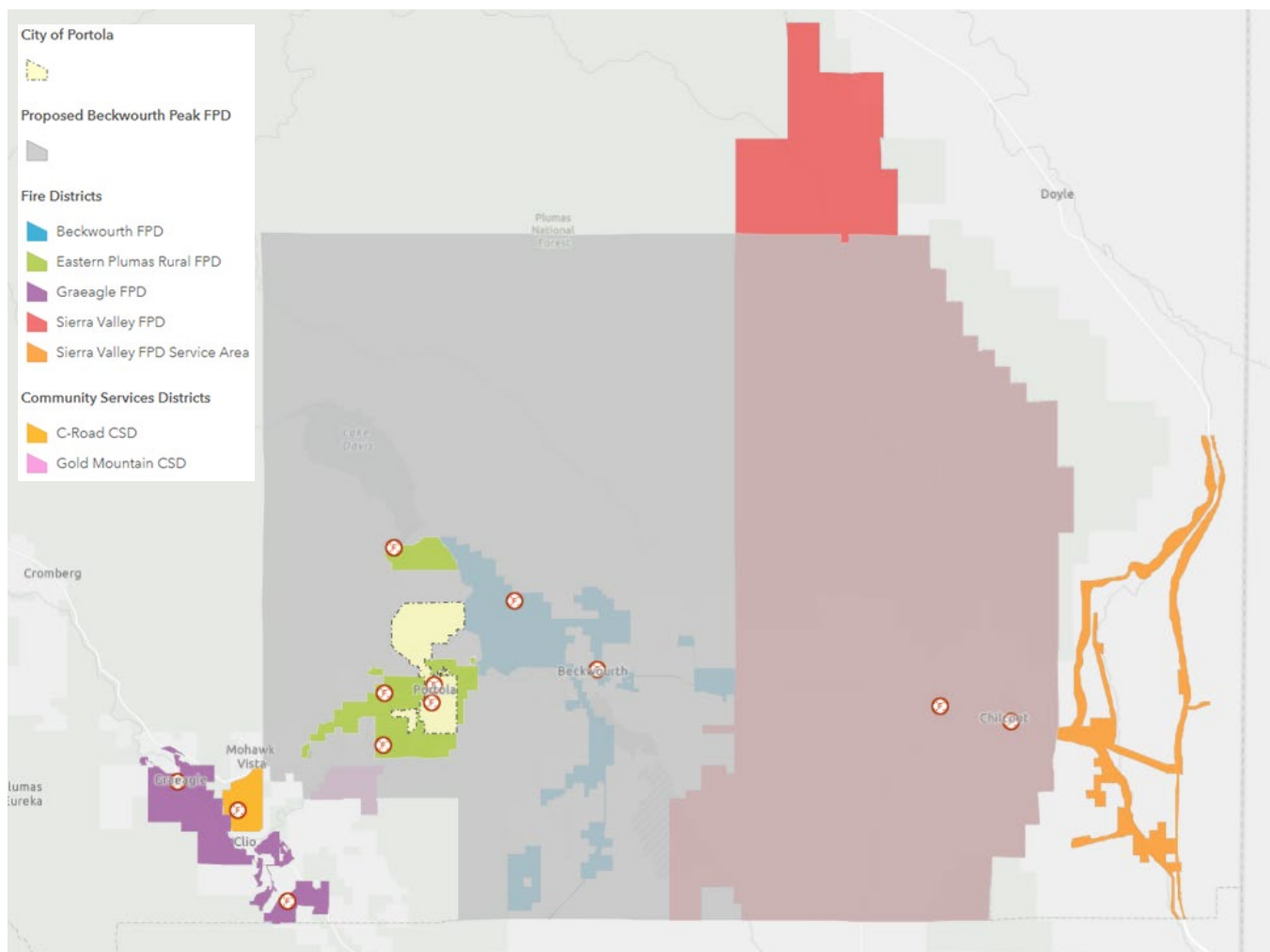
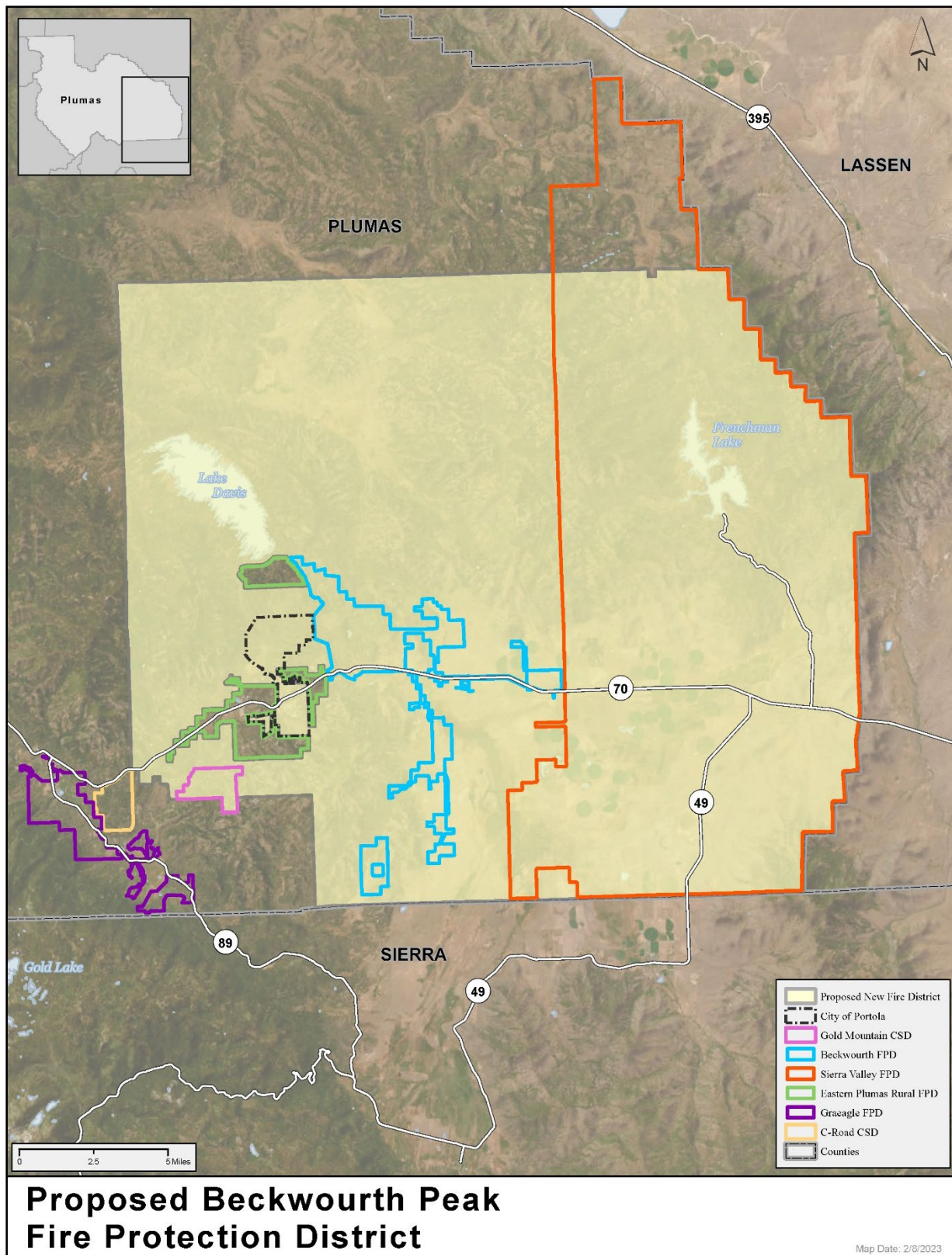


Figure 2: Proposed Beckwourth Peak FPD Boundary



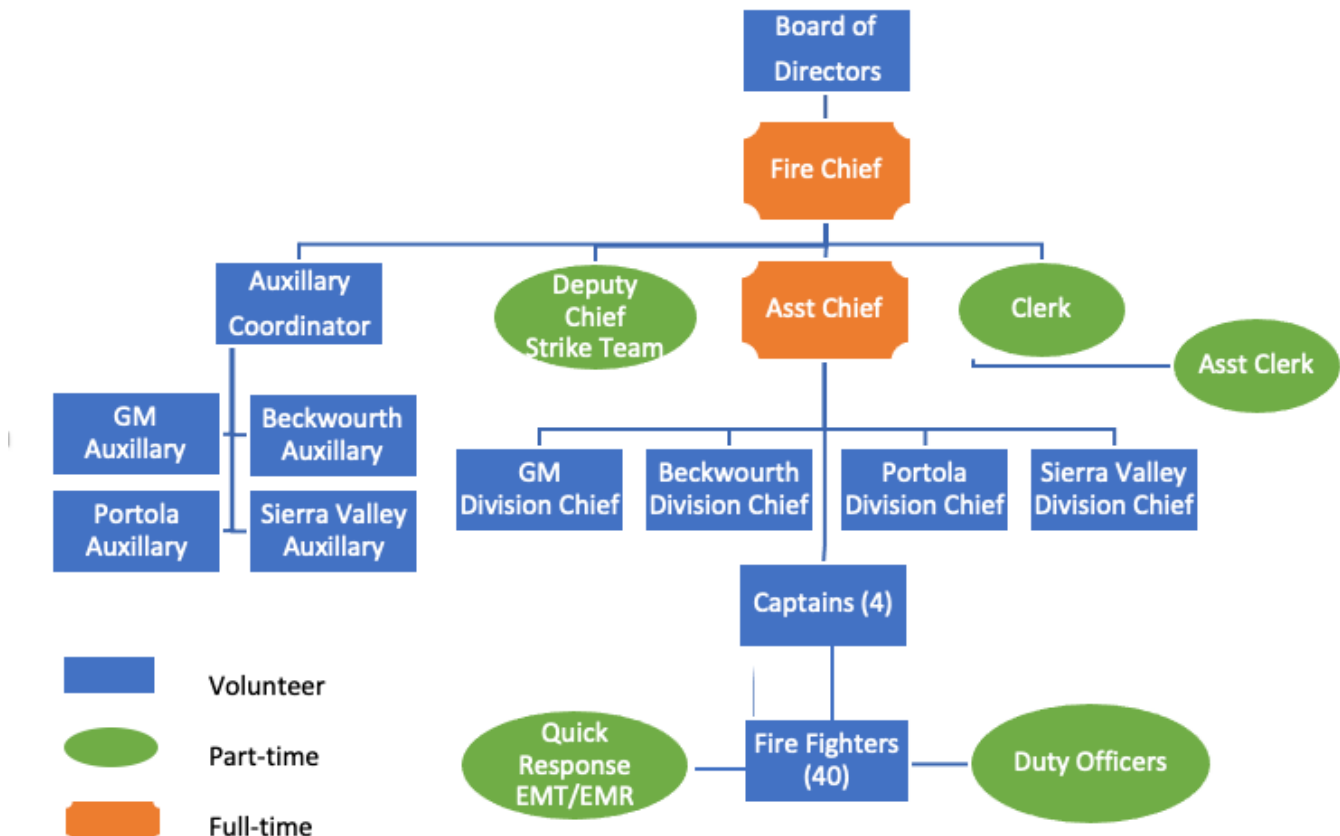
C

ORGANIZATION AND STAFFING

The Beckwourth Peak FPD will be governed by a five-member Board of Directors elected by registered voters residing within the boundaries of the District. Directors will be elected at large from within the District in order to encourage more participation and interest in serving on the board. In order to establish staggered terms of office for directors, the initial board will have three directors elected to a four-year term and two directors elected to a two-year term. After the initial two-year term, all directors will be elected to four-year terms with no limit on the number of terms that can be served.

The Beckwourth Peak FPD will be served by a full time Fire Chief and Assistant Chief that oversee operations for the entire district, with support from a part time Deputy Chief. In addition, a part time Administrative Clerk and Assistant Clerk will provide administrative support for the District. Initially, there will be four divisions including Gold Mountain, Beckwourth, Portola, and Sierra Valley, each with its own Division Chief that will oversee the fire fighters, duty offices, and quick response EMT/EMRs assigned to that division. The organization chart below shows the general chain of command for the Beckwourth Peak FPD. Positions shown in orange monument shapes are paid full-time, those in green ovals are paid part-time, and those in blue rectangles are volunteer positions.

Figure 3: Beckwourth Peak FPD Organizational Chart



The Beckwourth Peak FPD is planned to have 2 full time paid positions (Chief and Assistant Chief) and 5 part time paid positions. The remainder of the positions will be supported by volunteers. Volunteers are vital to the successful and continued operation of the District as they will be the main responders to calls and oversee day-to-day operations of the District. It is anticipated that each division will be served by at least 10 volunteer firefighters along with a volunteer fire captain for each station and overseen by a division chief. The district will field a dedicated duty officer each day, who will be responsible for monitoring the radio at all times and ensuring an appropriate response to all calls for service as well as required documentation of the department's activities. Within the first five years, a second part time duty officer position will be added.

Every firefighter must pass a comprehensive training program (basic firefighter academy) and may be qualified in multiple positions. Training focuses on knowledge and skills of the many tasks a firefighter must be proficient in to effectively do their job including but not limited to structural, wildland, and vehicle fire tactics and safety, hose and nozzle evolutions, structural fire ventilation, forcible entry, search and rescue, low and high angle technical and rope rescue, vehicle extrication and rescue, and traffic control techniques and safety. Medical training involves CPR certification, basic first aid and Emergency Medical Responder (EMR) certification, with some members going on to Emergency Medical Technician (EMT) training and certification. Members are also trained in firefighter safety and emergency scene assessment identifying potential hazards for the responder.

Training is also provided in Rapid Intervention Crew Tactics in support of United States Occupational Safety and Health Administration (OSHA) policy 29 CFR 1910.134(g)(4)(i) which requires a dedicated exterior two-person firefighter rescue team when firefighters are operating inside a structure fire or other hazard area considered to be "Immediately Dangerous to Life or Health." The only exception to establishing a Rapid Intervention Crew is during actual rescue operations of a victim. This exterior crew is the rescue crew for the interior firefighters, and must be proficient at search and rescue, forcible entry, remote filling of self-contained breathing apparatus, and methods to quickly remove a downed firefighter.

As the volunteer firefighters become proficient, they begin to take on other skills, such as training to be certified as a Driver/Operator to begin driving and pumping fire apparatus. As they become skilled, firefighters may promote to Engineer as openings become available. From Engineer, one can later promote to Captain. As a Captain, one can initiate a Duty Officer Taskbook to build skills as a duty officer and assist with duty officer vacancies as needed. From Captain, members can also promote to Division Chief as vacancies permit.

EQUIPMENT AND FACILITIES

Since the Beckwourth Peak FPD will be formed through consolidation of several existing agencies, all existing apparatus and other vehicles and equipment will be transferred to the New Fire District upon formation. The majority of the equipment will be located at one of six stations throughout the district. However, some of the equipment will not be located at a station but will instead be positioned at locations around the district that help reduce response times in the more remote areas of the district. This non-stationed equipment includes four response vehicles and one command vehicle. These are all considered to be in Fair condition and are planned for replacement in the next five to ten years.

The rest of the Beckwourth Peak FPD equipment will be located at the various stations as outlined below.

Beckwourth Division

The Beckwourth Division will consist of a Division Chief, a captain, and numerous other first responders. This division will operate out of two stations located 180 Main Street, Beckwourth and 4076 Grizzly Road, Portola. The equipment available at each station is listed below.

Station 1 - Headquarters (180 Main St, Beckwourth)

- Type 1 Engine (2007): 750 gal water tank and 1,500 gpm pump
- Water Tender (2003): 1,500 gal water tank and 500 gpm pump (on loan from the USFS)
- Rescue Vehicle (1996): 5 seats, 3 scba seats
- Type 3 Wildland Engine (1999): 500 gal water tank and 500 gpm pump
- Type 7 Engine: 150 gal water tank and 150 gpm pump

Station 2 (4076 Grizzly Rd, Portola)

- Type 1 Engine (2000): 800 gal water tank and 1,250 gpm pump
- Type 3 Wildland Engine (1996): 500 gal water tank and 500 gpm pump
- Support Vehicle: Retired ambulance
- Response/utility vehicle 2011 F-250
- MCI Trailer

Most of the equipment at these two stations is considered to be in good condition and will likely not need to be replaced for another 15 years. However, the Type 3 Wildland Engine at Station 2 is considered to be in Fair condition and is planned for replacement in the next three years. Response times for this division will vary greatly based on location of the call and weather conditions.



Portola Division

The Portola Division will consist of a Division Chief, a captain, and numerous other first responders. This division will primarily operate out of the North Side Portola fire station located at 420 North Gulling Street, Portola. The equipment available at each station is listed below.

Station 3 - North Side (420 North Gulling St, Portola)

- Type 1 Engine (2008): 850 gal water tank and 1500 gpm pump
- Water Tender (1976): 3,000 gal tank
- Type 6 Engine - Medical (2017): 450 gal water tank and 300 gpm pump
- Medical Response Vehicle (2005)
- Type 3 Wildland Engine (1996): 500 gal water tank and 500 gpm pump (Belongs to Beckwourth Fire, on loan from the USFS)

Station 4 - South Side (316 First Avenue, Portola)

- Type 1 Engine (2001): 750 gal water tank and 1250 gpm pump
- Response Vehicle: 5 seats

The water tender is considered to be in poor condition and is planned for replacement within the first year of formation of the New Fire District. The other equipment at these stations are considered to be in fair to good condition and are planned for replacement in 5-10 years. Response times from this station to the surrounding city areas are anticipated to be 5 to 10 minutes based on call location and weather conditions.



Sierra Valley Division

The Sierra Valley Division will consist of a Division Chief, a captain, and numerous other first responders. This division will primarily operate out of the Chilcoot fire station located on the eastern edge of the New Fire District. The Vinton station is in poor condition and will require upgrades. The equipment available is listed below.

Station 5 - Chilcoot Station (94362 CA-70, Chilcoot)

- Rescue Vehicle (1993)
- Type 3 Brush Engine (2004)
- Water Tender (1991)
- Type 1 Engine (1998)
- Type 1 Engine (1987)

- Utility Truck (1991)
- Air Trailer (2003)
- Type 4 Brush Truck (1969)

The equipment for the Sierra Valley Division is generally considered to be in fair condition and planned for replacement in the next five to ten years except for the Air Trailer which should be replaced within the next year. The Type 4 Brush Truck is considered to be in poor condition and should also be replaced in the next year. The Type 3 Brush Engine is considered to be in good condition and will not be replaced for approximately 15 years. Response times for this division will vary greatly based on location of the call and weather conditions.



Gold Mountain Division

Gold Mountain has a very active Firewise community focused on training residents on prevention, home hardening, and evacuation. Gold Mountain CSD has a paid Fire Coordinator position and a Quick Attack Vehicle (QAV) during the summer fire season. The District's Fire Coordinator manages and trains a cadre of six to eight volunteers to operate the QAV in the event of a wildfire ignition within the District. The District does not authorize the QAV or Fire Cadre for structural firefighting. As mentioned previously, Gold Mountain CSD will maintain its powers to provide wildland fire response and hazardous fuels reduction and will continue to levy a special tax to support these services.

The Gold Mountain Division will ultimately consist of a Division Chief, a captain, and numerous other first responders once a new fire station in Gold Mountain is constructed. Initially the Beckwourth Peak FPD will operate out of South Side Portola fire station which is located 3 miles from Gold Mountain and support capacity building for improved response in that area of the district. Response times to the Gold Mountain area are anticipated to be 10 to 15 minutes depending on location of the call and weather conditions. There is also opportunity to strategically place a fire engine at a residence or other secure location to allow a quicker response to incidents in the community should any volunteers be recruited that live and/or work in the Gold Mountain area.

FINANCIAL PLAN

Fire districts are becoming more costly to operate as prices rise for workers comp, insurance, fuel, personal protection equipment, apparatus, and other district needs. The sections below discuss the proposed budget for operation of the Beckwourth Peak FPD and the revenue sources proposed to support ongoing operations. This includes a new special tax that will be applied to properties within the Beckwourth Peak FPD boundary and a property tax exchange agreement with Plumas County.

The approval of a new special tax by the registered voters and the successful execution of a tax exchange agreement with the County are conditions of reorganization/formation approval. The revenue generated by these two key funding sources and continued fundraising, donations and grants will establish a reliable budget for which the Beckwourth Peak FPD will need to maintain and improve its capacity to provide the services.

The increased revenue will be used by the Beckwourth Peak FPD to sustain and improve community fire and rescue services by establishing the following ongoing programs and actions:

- ✂ A comprehensive volunteer recruitment and retention program to ensure that volunteer firefighters will continue to be available to support high quality fire protection services.
- ✂ Key staff to ensure operational and administrative effectiveness, including:
 - Hiring a Fire Chief, Assistant Chief, and part time administrative staffing to properly lead and direct the volunteer organization as well as manage records and expenditures.
 - Hiring a Deputy Chief that would partially be funded by strike team revenues and would maximize strike team effectiveness.
 - Hiring part time Duty Officers (firefighter/EMT) to ensure reduced response times (note that most of the calls are for emergency medical services such as vehicle accidents and general medical aid). Duty officers would be hired to provide daytime coverage at primary stations.
 - Hiring a part time Quick Response EMR to be on call (standby).
- ✂ Create a reserve fund that will support the regular replacement of apparatus and equipment, to ensure operational safety and effectiveness. This will ensure long-term stability and provide for consistent, high-quality provision of services for the New Fire District.
- ✂ Improve and expand the headquarters station in Beckwourth and support capacity building for improved response.
- ✂ Improve equipment staging and quick response in the western part of the Beckwourth Peak FPD and support capacity building for improved response in that area of the expanded District.

Proposed Budget

The proposed budget considers several factors including consolidation of assets from the existing agencies, need to replace aging equipment and improve facilities, inflation rates, and the need for additional personnel. In order to create the proposed budget and 10-year projection for the Beckwourth Peak FPD, the prior expenditures for each individual agency currently providing fire and emergency response services were reviewed.

In Fiscal Year (FY) 2019-20, the four agencies had combined annual expenditures of approximately \$549,590 as shown in Table 6. The combined four-year average (FY 2016-17 through 2019-20) for the four agencies was \$509,892 in expenditures and \$720,269 in revenues as shown in Table 7. The largest expense is salaries and wages and services and supplies, which includes uniforms, maintenance, fuel, office expenses, professional services (such as auditors), strike team wages, medical supplies, and other costs associated with providing services. It is anticipated that these two categories will continue to make up the majority of expenses for the Beckwourth Peak FPD upon formation.

Table 6: Historical Financial Data (FY2019-20)

	Beckwourth Fire Protection District	Gold Mountain Community Services District	Sierra Valley Fire Protection District	City of Portola	Total
Year	2020	2020	2020	2020	
Property Tax	74,701	-	39,604	-	114,305
Parcel Tax	98,667	118,000	-	17,708	234,375
Prior Year Taxes & Assessments	33	-	17	-	50
General Government Revenues	-	-	-	69,930	69,930
Total Taxes and Assessments	173,401	118,000	39,621	87,638	418,660
Licenses, Permits, Franchises	-	-	-	-	-
Fines, Forfeitures, and Penalties	-	-	-	-	-
Use of Money	4,671	2,464	1,119	-	8,254
Timber Yield	4	-	185	-	189
Total Federal Intergovernmental	274,265	-	-	-	274,265
Total State Intergovernmental	-	-	450	-	450
Other Intergovernmental	-	-	-	-	-
Charges for Current Services	14,535	-	1,428	-	15,963
Other Revenues	59,256	-	26,508	-	85,764
Fire Revenues	-	-	-	-	-
Total Revenues	526,132	120,464	69,311	87,638	803,545
Salaries and Wages	(114,325)	-	-	-	(114,325)
Employee Benefits	(46,871)	-	-	-	(46,871)
Services and Supplies	(106,178)	(75,557)	(58,320)	-	(240,055)
Capital Outlay	(50,851)	(9,850)	-	-	(60,701)
Fire Expenses	-	-	-	(87,638)	(87,638)
Total Expenditures	(318,225)	(85,407)	(58,320)	(87,638)	(549,590)
Excess/(Deficiency)	207,907	35,057	10,991	-	253,955

Source: California State Controller's Office (2019-20)

Table 7: Historical Financial Data (FY 2016-17 through 2019-20)

	Beckwourth Fire Protection District	Gold Mountain Community Services District	Sierra Valley Fire Protection District	City of Portola	Total
Year	Avg Last 4 FY	Avg Last 4 FY	Avg Last 4 FY	Avg Last 4 FY	
Property Tax	67,406	-	37,386	75,436	180,228
Parcel Tax	101,490	118,000	-	18,500	237,990
Prior Year Taxes & Assessments	37	-	20	-	57
General Government Revenues	-	-	-	-	-
Total Taxes and Assessments	168,933	118,000	37,406	93,936	418,275
Licenses, Permits, Franchises	-	-	-	-	-
Fines, Forfeitures, and Penalties	-	-	-	-	-
Use of Money	2,534	996	599	-	4,129
Timber Yield	4	-	183	-	187
Total Federal Intergovernmental	230,202	-	5,015	-	235,217
Total State Intergovernmental	-	-	349	-	349
Other Intergovernmental	-	-	-	-	-
Charges for Current Services	15,438	-	357	-	15,795
Other Revenues	26,812	-	19,504	-	46,316
Fire Revenues	-	-	-	-	-
Total Revenues	443,924	118,996	63,413	93,936	720,269
Salaries and Wages	(98,489)	-	-	-	(98,489)
Employee Benefits	(37,296)	-	-	-	(37,296)
Services and Supplies	(89,352)	(65,589)	(46,408)	-	(201,348)
Capital Outlay	(27,477)	(4,620)	(46,727)	-	(78,824)
Fire Expenses	-	-	-	(93,936)	(93,936)
Total Expenditures	(252,614)	(70,209)	(93,134)	(93,936)	(509,892)
Excess/(Deficiency)	191,310	48,787	(29,721)	-	210,376

Source: California State Controller's Office (2017-2020)

Utilizing the prior expenditures as a baseline, the New Fire District budget was prepared. This included comprehensive review of staffing and operational needs for the Beckwourth Peak FPD, including salary and personnel cost projections, facility and capital improvement needs and costs, and equipment and apparatus replacement and reserve estimates. A detailed 10-year phased budget projection was developed for the Beckwourth Peak FPD as shown in Table 8. The first year after formation (projected to be FY2022-23) will largely consist of transferring assets and setting up the New Fire District. As such, expenses are projected to be minimal. During the first year of operation, the expected cost (total expenditures) for running the Beckwourth Peak FPD is projected to be approximately \$641,000. This will increase over time as additional staff is hired and upgrades are made to existing equipment and structures. Each subsequent year includes adjustments for inflation, purchase of new equipment, and bringing on additional personnel to support the District. At the end of the project 10-year period, the cost for running the Beckwourth Peak FPD is estimated to be approximately \$866,000. The projected budget, as proposed, would allow the Beckwourth Peak FPD to build up a healthy reserve balance to support the District for up to eight months in the event of a fiscal emergency.

Table 8: Phased 10-Year Budget Projection

Fiscal Year	Proposed	Transition 2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Projection Year		0	1	2	3	4	5	6	7	8	9	10
REVENUES												
Property Taxes												
Current Secured Taxes	\$200,000	\$0	\$200,000	\$204,000	\$208,080	\$212,242	\$216,486	\$220,816	\$225,232	\$229,737	\$234,332	\$239,019
Special Assessments/Special	405,181	0	405,181	417,336	429,857	442,752	456,035	469,716	483,807	498,322	513,271	528,669
Subtotal Tax Revenues		\$0	\$605,181	\$621,336	\$637,937	\$654,994	\$672,521	\$690,532	\$709,040	\$728,059	\$747,603	\$767,688
Other Revenues												
Federal - FS Grizzly Rent	\$5,400	\$0	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Federal - FEMA Strike Team	262,000	0	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000
Contract Revenue - Hallelujah	11,000	0	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
State - Other	10,000	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Training Class	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Other Revenue	25,000	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Inspection Revenue	2,500	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Interest Income	2,000	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Reimbursements/Refunds	2,000	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Donations/Grants	20,000	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Subtotal Other Revenues		\$0	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900	\$344,900
Total Revenues		\$0	\$950,081	\$966,236	\$982,837	\$999,894	\$1,017,421	\$1,035,432	\$1,053,940	\$1,072,959	\$1,092,503	\$1,112,588
EXPENDITURES												
Salaries/Benefits												
Fire Chief	\$93,558	\$0	\$96,364	\$99,255	\$102,233	\$105,300	\$108,459	\$111,713	\$115,064	\$118,516	\$122,071	\$125,734
Assistant Chief	46,779	0	48,182	49,628	51,116	52,650	54,229	55,856	57,532	59,258	61,036	62,867
Deputy Chief ST	10,338	0	10,648	10,968	11,297	11,636	11,985	12,344	12,715	13,096	13,489	13,894
Admin Clerk	20,146	0	20,750	21,373	22,014	22,675	23,355	24,055	24,777	25,520	26,286	27,075
Assistant Clerk	18,961	0	19,530	20,116	20,719	21,341	21,981	22,640	23,320	24,019	24,740	25,482
Duty Officer-1	20,676	0	21,297	21,935	22,593	23,271	23,969	24,688	25,429	26,192	26,978	27,787
Duty Officer-2	20,676	0	21,297	21,935	22,593	23,271	23,969	24,688	25,429	26,192	26,978	27,787
Duty Officer-3	20,676	0	0	0	0	0	23,969	24,688	25,429	26,192	26,978	27,787
Duty Officer-4	20,676	0	0	0	0	0	0	0	0	0	0	0
Duty Officer-5	20,676	0	0	0	0	0	0	0	0	0	0	0
Quick Response EMR-1	20,676	0	21,297	21,935	22,593	23,271	23,969	24,688	25,429	26,192	26,978	27,787
Quick Response EMR-2	20,676	0	0	0	0	0	0	0	0	0	0	0
Salaries/Benefits Contingency	5.00%	0	12,968	13,357	13,758	14,171	15,794	16,268	16,756	17,259	17,777	18,310
Pay Per Call	500 calls/yr	0	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
Subtotal Salaries/Benefits		\$0	\$277,483	\$285,807	\$294,381	\$303,213	\$337,477	\$347,601	\$358,029	\$368,770	\$379,833	\$391,228

Fiscal Year	Proposed	Transition 2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Projection Year		0	1	2	3	4	5	6	7	8	9	10
Services & Supplies												
Clothing - Personal Supply	\$5,000	\$0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
Clothing - Wildlands/Shelters	3,000	0	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Communications	10,000	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Household Expense	2,500	0	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Insurance Veh/Liab/Prop	50,000	0	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239
Maintenance - Equip	10,000	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Maintenance - Vehicles	15,000	0	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
Maintenance - Safety Equip	2,500	0	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Maintenance - Tools	2,500	0	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Maintenance - Bldg/Grounds	20,000	0	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Vehicle Fuel	20,000	0	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Snow Removal	2,500	0	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Memberships	1,500	0	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
Misc Expense	2,000	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Office Expense	3,500	0	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
Professional Services	10,000	50,000	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Strike Team Wages	157,200	0	157,200	161,916	166,773	171,777	176,930	182,238	187,705	193,336	199,136	205,110
Petty Cash	500	0	500	515	530	546	563	580	597	615	633	652
Spec. Dept. Tax Admin Fee	2,000	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Spec. Dept. Fire Prevention	2,000	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Spec. Dept. Training/Edu	5,500	0	5,500	5,665	5,835	6,010	6,190	6,376	6,567	6,764	6,967	7,176
Spec. Dept. Medical Supplies	5,000	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Travel	1,500	0	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
Utilities/Trash Collection	25,000	0	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Legal	5,000	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Subtotal Services & Supplies		\$50,000	\$363,700	\$374,611	\$385,849	\$397,425	\$409,348	\$421,628	\$434,277	\$447,305	\$460,724	\$474,546
Total Expenditures		\$50,000	\$641,183	\$660,418	\$680,231	\$700,638	\$746,825	\$769,229	\$792,306	\$816,075	\$840,558	\$865,774
Surplus/(Deficit)		-\$50,000	\$308,898	\$305,818	\$302,606	\$299,256	\$270,597	\$266,203	\$261,634	\$256,883	\$251,945	\$246,813
Beginning Cash, Before Reserve	\$535,000	\$485,000	\$793,898	\$626,117	\$702,122	\$767,981	\$798,177	\$816,768	\$823,361	\$817,553	\$798,926	\$767,050
Headquarters Expansion	\$203,600	\$0	\$203,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Upgrades	50,000	0	50,000	0	0	0	0	0	0	0	0	0
Capital Reserve												
Structures	\$109,000	\$0	\$109,000	\$112,270	\$115,638	\$119,107	\$122,680	\$126,361	\$130,152	\$134,056	\$138,078	\$142,220
Equipment	111,000	0	111,000	114,330	117,760	121,293	124,931	128,679	132,540	136,516	140,611	144,830
Emergency Fund	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Strike Team Fund	0	0	0	0	0	0	0	0	0	0	0	0
<i>Reserve Balance (Before Expenditures)</i>		0	220,000	446,600	679,998	920,398	1,168,010	1,423,050	1,685,742	1,956,314	2,235,003	2,522,053
Ending Cash		\$485,000	\$320,298	\$399,517	\$468,724	\$527,581	\$550,565	\$561,728	\$560,670	\$546,981	\$520,237	\$480,000

SPECIAL TAX

A new revenue source will be required to support the Beckwourth Peak FPD's ability to build and sustain adequate community fire and rescue services for the entire service area. To this end, an annual special tax will be proposed for Assessor's Parcels located entirely or partially within the Beckwourth Peak FPD boundary, based on land use types provided by the Assessor's Office. The following table shows the division of land use types along with base rates and maximum rates. **Attachment A** contains a listing of Assessor's Use Codes and the applicable Rate ID that will be used as a guide for preparing the Beckwourth Peak FPD direct charge levies to the Plumas County Auditor-Controller for inclusion on the current year tax roll.

Table 9: Proposed Special Tax Rates by Property Type

	Rate ID	Base Rate	% of A	SF incl	Acre incl	Units incl	\$/add SF	\$/Add AC	\$/add Unit	Max Rate
Residential Improved	A	\$110.00		1,800			\$0.02			\$200
Unimproved Land	B	\$55.00	50%		2			\$1.00		\$75
Ag & Timber	C	\$55.00	50%		80			\$0.05		\$75
Multi Residential Improved	D	\$82.50	75%			1			\$82.50	\$3,500
Commercial Improved	E	\$165.00	150%	2,700			\$0.06			\$1,500
Industrial Improved	F	\$192.50	175%	3,150			\$0.07			\$1,500
Religious	G	\$137.50	125%	2,250			\$0.05			\$250
Recreational	H	\$220.00	200%	2,700			\$0.08			\$3,500
Non-Taxable/Exempt	X	\$0								

- A. Residential Improved** – All residential single-family homes and ancillary residential uses will be allocated a base rate of \$110.00 for structures 1,800 square feet or less, with additional \$0.02 cents per square foot charged thereafter, with a maximum not to exceed \$200.00 per parcel.
- B. Unimproved Land** – All vacant/unimproved land will be allocated a base rate of \$55.00 for the first 2 acres, with \$1.00 charged for each acre thereafter, with a maximum not to exceed \$75.00 per parcel.
- C. Ag & Timber** – All agriculture and timber land will be allocated a base rate of \$55.00 for the first 80 acres, with \$0.05 cents charged for each acre thereafter, with a maximum not to exceed \$75.00 per parcel.
- D. Multi Residential Improved** – All multi-family, mobile home, manufactured homes, duplexes, condos, and ancillary residential uses will be allocated a base rate of \$82.50 per unit, with each additional unit charged \$82.50 thereafter, with a maximum not to exceed \$3,500.00 per parcel.
- E. Commercial Improved** – All commercial buildings will be allocated a base rate of \$165.00 for buildings 2,700 square feet or less, with additional \$0.06 cents per square foot charged thereafter, with a maximum not to exceed \$1,500.00 per parcel.
- F. Industrial Improved** - All industrial buildings will be allocated a base rate of \$192.50 for buildings 3,150 square feet or less, with additional \$0.07 cents per square foot charged thereafter, with a maximum not to exceed \$1,500.00 per parcel.
- G. Religious** - All improved religious land will be allocated a base rate of \$137.50 for buildings 2,250 square feet or less, with additional \$0.05 cents per square foot charged thereafter, with a maximum not to exceed \$250.00 per parcel.

- H. Recreational** - All Recreational land will be allocated a base rate of \$220.00 for buildings 2,700 square feet or less, with additional \$0.08 cents per square foot charged thereafter, with a maximum not to exceed \$3,500.00 per parcel.
- I. Non-Taxable/Exempt** – Exempt parcels include public owned parcels (United States of America and State of California, other local governmental agencies) and non-taxable parcels as determined by various statutes including, but not limited to, Disabled Veterans, Welfare Exemptions, Cemetery Exemptions, and Low Value exemptions, will not have the special tax imposed.

To support a baseline budget, the proposed special tax will raise approximately \$405,000 annually to plan, finance, implement, manage, own, and operate a regional Fire Protection District to provide community fire and emergency medical response services. The new special tax must be approved by two-thirds of the votes cast by registered voters residing within the proposed Beckwourth Peak FPD boundary.

If approved, the tax amount will be included on property owners' annual property tax bill distributed by the County. Although these taxes are collected by the County, they do not go to the state like property taxes; they will be deposited in a fund for the sole use of the Beckwourth Peak FPD (nominal processing and administration fees are charged by the County).

Three special tax provisions are proposed for the Beckwourth Peak FPD as follows:

- **Low Income Exemption** - The New Fire District recognizes the proposed special tax may create a burden for low income property owners in the region. For this reason, the Beckwourth Peak FPD shall establish procedures for implementing a Low Income Exemption, to allow landowners who fall within the U.S. Department of Housing and Urban Development (HUD) income limits for "very low" or "poverty level" to apply for a partial or complete exemption from the tax.
- **Contiguous Parcel Exemption** - The Beckwourth Peak FPD shall establish procedures for implementing a Contiguous Parcel Exemption to allow Assessors Parcels which are categorized as Rate ID "C" under provisions of the special tax, and contiguous, undeveloped, held under identical ownership, shall upon approval of an application of the owners thereof to the District Board, be treated as a single parcel for purposes of this special tax.
- **Inflationary Adjustment** - The proposed special tax will also include an inflationary adjustment to account for the ever-increasing costs of fire equipment, apparatus, diesel fuel, and insurance which typically increase at rates that exceed average inflation. To ensure that the proposed special tax will retain its purchasing power in future years, it is proposed to include an inflationary clause which will allow the New Fire District Board, to adjust the tax annually, if needed, by no more than the cost of living as measured by the Consumer Price Index (CPI) for All West Urban Consumers, Non-seasonally Adjusted, for the Preceding Year (Bureau of Labor Statistics Series ID CUUR400SAO). This increase will not exceed 3% each year and must be approved by resolution at a properly noticed public hearing.

If the new special tax is approved, all existing special taxes and assessments used to fund community fire protection and rescue services by the City of Portola, Beckwourth FPD, and Gold Mountain CSD would terminate and no longer be levied. Gold Mountain CSD will continue to levy a special tax to support wildland fire response and hazardous fuels reduction.

TAX EXCHANGE AGREEMENT

In addition to proposing the establishment of a new special tax, the New Fire District will work with the County to receive a portion of property taxes that are already being collected. If negotiations are successful, the property tax exchange agreement would be approved by the County Board of Supervisors and could initially generate approximately \$200,000 per year. This would increase each year thereafter based on the growth in property value. This revenue will be in addition to the proposed special tax as discussed above. This tax exchange agreement represents a transfer of monies currently paid by the County to the existing agencies. Therefore, there will be no loss of revenue by the County and no additional cost to property owners.

SUMMARY CONCLUSIONS

Forming the Beckwourth Peak FPD will establish a consistent, long-term community-based and locally controlled revenue source to support the sustainable delivery of fire protection services in eastern Plumas County. The proposed formation would officially merge the operations of the four fire agencies into one efficient, effective, and sustainable emergency services system. This would make possible a proactive solution for future fire and emergency service needs for the area by creating a regional district, with an improved economy of scale and associated benefits.

The approval of a new special tax by the registered voters AND the successful execution of a tax exchange agreement with the County are conditions of reorganization/formation approval. The revenue generated by these two key funding sources and continued fundraising, donations and grants will establish a reliable budget that will enable the Beckwourth Peak FPD to maintain and improve its capacity to provide fire protection services.

A stable, adequately funded district will attract quality volunteers both for firefighting as well as serving on the New Fire District board of directors. The Beckwourth Peak FPD will still heavily rely on volunteers, but the new district will have more revenue to support its volunteer firefighters through increased training opportunities and improved equipment. The Beckwourth Peak FPD will be eligible to apply for grant funding and access tax revenue that is available only to local government entities like fire districts.

ATTACHMENT A

The use code assigned to a given parcel by the Assessor's Office, as well as other Assessor's information such as assessed value, site address, owner information, as well as visual inspection using aerial mapping and windshield surveys, shall be used as a guide in determining the appropriate tax rate to be applied. Where there is a question, the District shall use other means to verify the use of the property prior to applying the appropriate tax amount. Following is a list of Assessor's Use Codes and the applicable Rate ID that will be used as a guide for preparing the Beckwourth Peak FPD direct charge levies to the Plumas County Auditor-Controller for inclusion on the current year tax roll.

<i>Sorted by Land Use Code</i>	
Assessor's Land Use Codes	RateID
10 - Vacant Lot Residential	B
1001 - Vacant Lot w/Misc Imp	B
11 - Single Family Residential	A
13 - Subdivision Undeveloped	B
20 - Vacant Land Multiple	B
21 - Multiple Residential Misc	D
211 - Multiple Residential	D
212 - Two Dwelling Units	D
2122 - Vacant Lot w/Misc Imp	D
216 - 10 to 19 Apartment Units	D
217 - 20-49 Apartment Units	D
23 - Manufactured Home Parks	D
24 - Manufactured Home Parks	D
30 - Vacant Land Rural	C
3001 - Vacant Lot w/Misc Imp	C
31 - Rural w/Residence	A
33 - LCA Contracts	C
3301 - Vacant Lot w/Misc Imp	C
34 - LCA/TPZ Combined	C
35 - LCA/TPZ Non-Contract Acres	C
36 - TPZ Contract w/Residence	C
37 - TPZ Contract Land	C
40 - Vacant Land Industrial	B
4001 - Vacant Ind w/Misc Imps	B
41 - Industrial	F

<i>Sorted by Rate ID</i>	
Assessor's Land Use Codes	RateID
11 - Single Family Residential	A
31 - Rural w/Residence	A
10 - Vacant Lot Residential	B
1001 - Vacant Lot w/Misc Imp	B
13 - Subdivision Undeveloped	B
20 - Vacant Land Multiple	B
40 - Vacant Land Industrial	B
4001 - Vacant Ind w/Misc Imps	B
50 - Vacant Land Commercial	B
5001 - Vacant Comm w/Misc Imp	B
60 - Vacant Land Valued by S.B.E.	B
30 - Vacant Land Rural	C
3001 - Vacant Lot w/Misc Imp	C
33 - LCA Contracts	C
3301 - Vacant Lot w/Misc Imp	C
34 - LCA/TPZ Combined	C
35 - LCA/TPZ Non-Contract Acres	C
36 - TPZ Contract w/Residence	C
37 - TPZ Contract Land	C
21 - Multiple Residential Misc	D
211 - Multiple Residential	D
212 - Two Dwelling Units	D
2122 - Vacant Lot w/Misc Imp	D
216 - 10 to 19 Apartment Units	D
217 - 20-49 Apartment Units	D

<i>Sorted by Land Use Code</i>	
Assessor's Land Use Codes	RateID
5 - Manufactured Homes	X
50 - Vacant Land Commercial	B
5001 - Vacant Comm w/Misc Imp	B
51 - Commercial Improved	E
511 - Retail	E
512 - Office	E
516 - Food Store or Grocery Store	E
517 - Ministorage Units	E
52 - Religious	G
54 - Recreational	H
541 - Club House Parcel	H
542 - Golf Course Parcel	H
60 - Vacant Land Valued by S.B.E.	B
80 - Vacant Land Non-Taxable	X
81 - Imprvd Land Non-Taxable	X
82 - Assessed By S.B.E.	X
83 - Timeshares	D
90 - Mineral Rights	X

<i>Sorted by Rate ID</i>	
Assessor's Land Use Codes	RateID
23 - Manufactured Home Parks	D
24 - Manufactured Home Parks	D
83 - Timeshares	D
51 - Commercial Improved	E
511 - Retail	E
512 - Office	E
516 - Food Store or Grocery Store	E
517 - Ministorage Units	E
41 - Industrial	F
52 - Religious	G
54 - Recreational	H
541 - Club House Parcel	H
542 - Golf Course Parcel	H
5 - Manufactured Homes	X
80 - Vacant Land Non-Taxable	X
81 - Imprvd Land Non-Taxable	X
82 - Assessed By S.B.E.	X
90 - Mineral Rights	X

RESOLUTION NO. 23- 8818

**A RESOLUTION OF AGREEMENT BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF PLUMAS ADOPTING A PROPERTY TAX TRANSFER AGREEMENT
FOR PLUMAS COUNTY LAFCO FILE NO. 2023-002 CREATION OF BECKWOURTH
PEAK FIRE PROTECTION DISTRICT**

WHEREAS, on June 6, 1978, the voters of the State of California amended the California Constitution by adding Article XIII A thereto which limited the total amount of property taxes which could be levied on real property by local taxing agencies to one percent (1%) of full cash value; and

WHEREAS, following such constitutional amendment, the California Legislature added Section 99 to the California Revenue and Taxation Code which requires an exchange of property tax revenues when a jurisdictional change alters the service responsibilities of one (1) or more local agencies; and

WHEREAS, a proposal has been filed with the Plumas County LAFCo Executive Officer to form a new fire protection district (Beckwourth Peak Fire Protection District) and dissolve the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District, divest Gold Mountain Community Service District's power to provide fire protection and emergency medical services, with the new fire protection district continuing those services, and transfer the City of Portola's responsibility to provide fire protection and emergency medical services within the city limits to the new fire protection district; and

WHEREAS, the Beckwourth Fire Protection District and the Sierra Valley Fire Protection District receive property tax revenue; and

WHEREAS, the City of Portola has budgeted \$70,000 for fire protection services; and

WHEREAS, if the formation of the Beckwourth Peak Fire Protection District is approved by the voters, COUNTY will continue to retain all of its service responsibilities in the new service district areas despite the jurisdiction change; and

WHEREAS, the Board received a Beckwourth Peak Fire Protection District Property Tax Exchange proposal from the City of Portola, Beckwourth Fire Protection District, Sierra Valley Fire Protection District, and Gold Mountain CSD that has been deemed by the County Administrative Officer to meet all of the expectation and requirements of the Board.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Plumas, State of California, as follows:

1. This Resolution affects the following Tax Rate Areas: 001-001, 001-002, 001-003, 001-004, 001-005, 001-006, 001-007, 001-008, 001-009, 001-010, 001-013, 053-008, 053-013, 053-019, 053-020, 053-137, 053-138, 053-139, 053-140, 053-141, 053-142, 053-143, 053-144, 053-145, 053-154, 053-155, 053-156, 053-169, 053-170, 053-171, 053-172, 053-173,

053-184, 053-185, 053-194, 053-196, 053-197, 053-198, 053-199, 055-000, 055-002, 055-005, 055-006, 055-007, 055-011, 055-012, 055-013, 055-016, and 055-017.

2. Definitions: Unless the particular provisions or context otherwise requires, the definitions contained in this paragraph and in the Revenue and Taxation Code shall govern the construction, meaning, and application of words used in this Resolution.

a. “Base property tax rate” means property tax revenues allocated by base tax equivalents to all taxing jurisdictions as to the geographic area comprising a given tax rate area annex in the fiscal year immediately preceding the tax year in which the property tax revenues are apportioned pursuant to this Agreement, including the amount of the State of California reimbursement for the homeowners and business inventory exemptions.

b. “Property tax increment” means revenue from the annual tax increment, as “annual tax increment” is defined in section 96.5 of the Revenue and Taxation Code, attributable to the tax rate area for the respective year.

c. “Property tax revenue” means base property tax revenue, plus the property tax increment for a given tax rate area.

3. Upon the finalization of the LAFCo Project 2023-002, property tax revenues generated from within the subject area (the Beckwourth Peak Fire Protection District territory) shall be governed by this Resolution and shall be allocated as follows:

Beckwourth Fire Protection District, Sierra Valley Fire Protection District and Gold Mountain Community Service District shall be merged into the successor district and the existing base property tax and tax allocation factors for each of the above districts shall be transferred to the Beckwourth Peak Fire Protection District upon reorganization as outlined in the following tables:

TRAs	Sierra Valley FRD
055-002	4.165462%
055-006	4.122439%
055-011	4.107114%
055-012	4.181222%

TRAs	Beckwourth FRD
053-019	13.576965%
053-020	7.000000%
053-138	13.226222%
053-139	7.000000%
053-140	15.537601%
053-142	15.345418%

053-143	7.000000%
053-144	13.225252%
053-145	8.136949%
053-169	7.000000%
053-170	13.576965%
053-171	7.000000%
053-172	15.537601%
053-173	7.000000%
053-184	7.000000%
053-185	7.000000%
053-194	12.000000%
053-196	7.000000%
053-197	14.129162%
053-198	7.000000%
053-199	12.000000%
055-001	0%
055-004	0%
055-008	0%
055-010	0%
055-016	7.000000%
055-017	7.000000%

TRAs	Gold Mountain CSD
053-154	5.910684%
053-155	6.080197%
053-162	0%
053-163	0%

4. The new district will absorb any AB 8 shortfall.
5. The City of Portola has agreed to use the ratio of \$70,000 to the total property tax revenue within the City of Portola TRAs to determine the appropriate average tax allocation factor for the proposed District in City TRAS, which equates to 4.936007%.
6. Out of District Good Will Response Area

All or some of the following TRAs are not currently within an existing fire-related district and are proposed to be included in the Beckwourth Peak Fire Protection District. No base property taxes will be transferred to the District. The County agrees to transfer ten percent (10%) of any growth to the District:

053-000	10.000000% of growth
053-002	10.000000% of growth
053-007	10.000000% of growth

053-008	10.000000% of growth
053-013	10.000000% of growth
053-137	10.000000% of growth
053-141	10.000000% of growth
053-156	10.000000% of growth
055-000	10.000000% of growth
055-005	10.000000% of growth
055-007	10.000000% of growth
055-013	10.000000% of growth

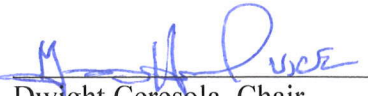
7. This transfer of property tax base and increment shall not be effective until
 - a. the tax year following the calendar year in which the statement of boundary changes and the map or plat is filed with the County Assessor and the State Board of Equalization; and
 - b. the passage of the formation of the Beckwourth Peak Fire Protection District by the proposed District's voters on the November 7, 2023, for each parcel applicable to real property within the territory subject to the formation of the new district; and
 - c. All the terms and conditions of this Resolution are accepted by Resolution of the Board of Directors of the District.
8. This determination is made without prejudice to any future jurisdictional changes and does not establish a precedent for making future determinations pursuant to Section 99 of the Revenue and Taxation Code.
9. The property tax increment revenue for all other local agencies shall not be changed as the result of the formation of the Beckwourth Peak Fire Protection District.

The foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on June 20, 2023, by the following vote:

AYES: Supervisor(s) Engel, Hagwood, McGowan, Goss

NOES: None

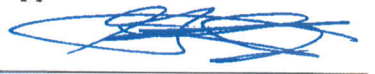
ABSENT: Supervisor Ceresola


Dwight Ceresola, Chair
Plumas County Board of Supervisors

ATTEST:


Heidi White
Clerk of the Board of Supervisors

Approved as to form:


Gretchen Stuhr
Plumas County Counsel

NOTICE OF EXEMPTION

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Plumas LAFCo
5050 Laguna Blvd #112-711
Elk Grove, CA 95758

County Clerk
County of Plumas
520 Main St.
Quincy, CA 95971

PROJECT TITLE: Plumas LAFCo File 2023-0002: Formation of Beckwourth Peak Fire Protection District and Reorganization of Fire and Emergency Services provided by City of Portola, Beckwourth Fire District, Gold Mountain Community Services District, and Sierra Valley Fire Protection District

PROJECT LOCATION: Eastern Plumas County

DESCRIPTION OF PROJECT:

Formation of the Beckwourth Peak Fire Protection District and concurrent dissolution of the Beckwourth Fire Protection District and Sierra Valley Fire Protection District and divestiture/transfer of fire protection services by Gold Mountain Community Services District and the City of Portola.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Plumas Local Agency Formation Commission

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:

City of Portola

EXEMPT STATUS:

Class 20 Categorical Exemption, "Changes in Organization of Local Agencies," CEQA Guidelines Section 15320 per Public Resources Code Section 21084 and 14 CCR 15320(b) as a project determined not to have a significant effect on the environment.

REASONS WHY THIS PROJECT IS EXEMPT:

This action is Exempt from the California Environmental Quality Act pursuant to Section 15301b of the CEQA Guidelines (Class 20) as the formation would not result in any change in services since these districts already serve the affected territory and 15061 b (3) whereby this activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since this formation is only affirming existing functions (fire and emergency medical services), there is no possibility that this activity may have a significant effect on the environment since the services are already provided and no unusual circumstances exist as a result of this reorganization.

CONTACT PERSON:
Jennifer Stephenson
LAFCO Executive Officer

TELEPHONE NUMBER:
(530) 283-7069

By: _____

Date: June 26, 2023