

ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 2022-11

**RESOLUTION OF APPLICATION BY THE ANDERSON VALLEY COMMUNITY SERVICES DISTRICT
REQUESTING THE MENDOCINO LOCAL AGENCY FORMATION COMMISSION
TAKE PROCEEDINGS FOR AN ANNEXATION CONSISTING OF THE CURRENT SPHERE OF INFLUENCE
TERRITORY CURRENTLY SERVED BY THE DISTRICT**

WHEREAS, the Board of Directors of the Anderson Valley Community Services District desires to adopt a Resolution of Application to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for an annexation of current Sphere of Influence (SOI) territory currently served by the district; and

WHEREAS, the Anderson Valley Community Services District currently provides fire protection, Ambulance services, street lighting, airport, and recreation services within its existing jurisdictional boundaries; and

WHEREAS, the existing jurisdictional boundaries consist of approximately 101,936 acres; and

WHEREAS, the proposed Reorganization includes the Annexation of approximately 114,042 acres of unincorporated territory for which the District currently provides fire protection services outside its district boundaries but within its sphere of influence; and

WHEREAS, the proposed boundary would be consistent with the current sphere of influence of the Anderson Valley Community Services District, which was updated by the Commission on December 7, 2015; and

WHEREAS, the principle reasons for the proposed Reorganization are as follows:

1. The Anderson Valley Community Services District has provided fire services to the communities and areas of Navarro thru Boonville since 1970, then adding Flynn Creek Rd. thru Mountain House Rd. annexation area starting in 1984, and has been providing fire protection services beyond these areas per ECC dispatch boundaries starting in the early 1980's ; and
2. The Anderson Valley Community Services District successfully reorganized to include Ambulance transport services into the Fire Department in 2016 as an enterprise function; and
3. The Anderson Valley Community Services District attempted to annex the current SOI under the same 2016 Reorganization but the process failed due to inadequate property tax exchange estimates during the negotiation phase. The lack of response from the Mendocino County Executive Office within the specific timeframes needed to implement the necessary latent powers for ambulance services and the timeframes stipulated under the LAFCo process required AVCS D discontinue to annexation portion of the reorganization application; and
4. The proposed annexation would enable the district to extend its existing funding sources to the annexation area to support existing service and improve future service delivery; and

5. The proposed annexation would establish district boundaries that clearly define service responsibility for the benefit of neighboring fire service providers, EMS services, land use authorities, the public, and other service providers; and
6. The proposed annexation would clean up the recognized issue of providing district services to areas outside legal boundaries (gift of public funds) and end the annual voluntary AVCSO Out-of-District contract program.

WHEREAS, the proposed reorganization is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) for it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment – where the activity is expansion of a district boundary to include areas that are already served by the district or existing non-profit service provider, and that does not involve development or a change in the manner in which an existing service is provided; and

WHEREAS, the subject territory is inhabited (i.e., 12 or more registered voters), and a description of the external boundary of the territory is set forth in **Exhibit "A"**, attached hereto and by this reference incorporated herein; and

WHEREAS, the Anderson Valley Community Services District requests that the proposed annexation be subject to the following terms and conditions:

1. Agreement regarding the exchange of ad valorem property tax within the proposed annexation area approved by the Anderson Valley Community Services District Board of Directors; and
2. Require that the existing Anderson Valley Community Services District Benefit Assessment and Development Fees be extended to all land within the proposed annexation areas to fund fire protection services.

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

1. The above recitals are true and correct.
2. This Resolution of Application is hereby approved and adopted by the Anderson Valley Community Services District, and the Mendocino Local Agency Formation Commission is hereby requested to take proceedings for the proposed Reorganization in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
3. An application with supporting documentation as required by the Commission shall be submitted for the proposed Reorganization to the Mendocino Local Agency Formation Commission.

Passed and adopted by the Board of Directors of the Anderson Valley Community Services District at a regular meeting thereof held on the 16th of November, 2022, by the following vote:

AYES: HANOLT, MCKENNA, CHRISTEN, SNYDER

NOES:

ABSTAIN:

ABSENT: MAILLIARD



Chair

Anderson Valley Community Services District

ATTEST:

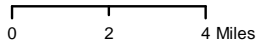
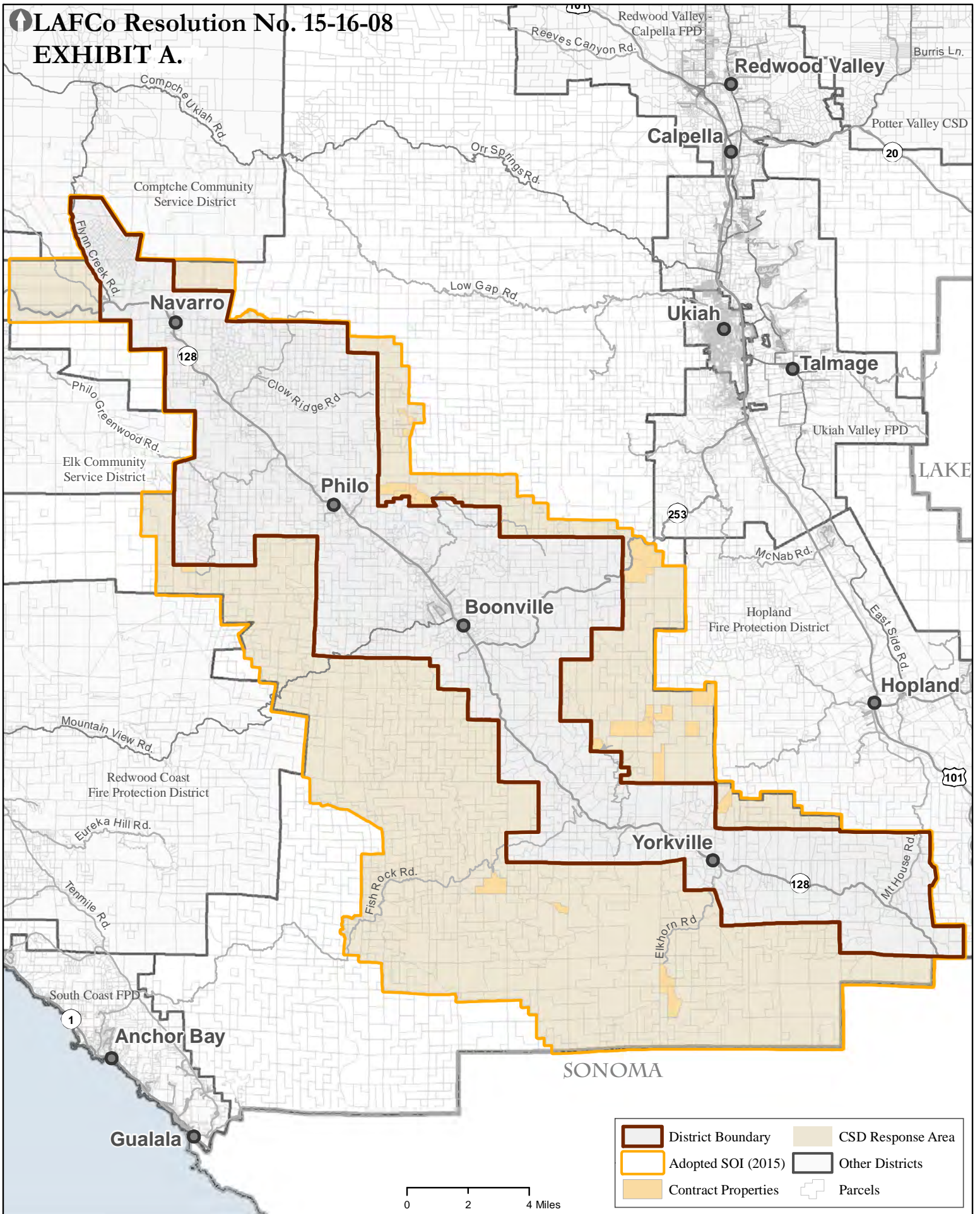


Secretary

Anderson Valley Community Services District



LAFCo Resolution No. 15-16-08
EXHIBIT A.



District Boundary	CSD Response Area
Adopted SOI (2015)	Other Districts
Contract Properties	Parcels

**Anderson Valley
 Community Service District**

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.

Prepared for **PLANWEST PARTNERS, INC.**
 Mendocino LAFCo by: Date: 12/11/2015

Mendocino
Local Agency Formation Commission
200 South School Street, Ukiah CA 95482
707-463-4470 www.mendolafco.org
JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N.A. if Not Applicable)

SHORT TITLE OF THE PROPOSAL

Anderson Valley Community Services District Annexation of Existing Sphere Of Influence (SOI)

TYPE OF PROPOSAL

- | | | |
|--|---|---|
| <input type="checkbox"/> City Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> District Dissolution |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Out-of-Agency Service | <input type="checkbox"/> Consolidation |
| <input type="checkbox"/> Add Latent Power | <input type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: Anderson Valley CSD; The proposed annexation is consistent with the District's currently adopted sphere of influence (113,698 acres).

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
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(Attach a separate sheet if necessary.) **See Attachment A**

PROJECT INFORMATION

Please provide project-related information for the following questions:

1. Do the proposed boundaries create an island of non-agency territory? [] Yes [x] No [] N/A
2. Do the proposed boundaries split lines of assessment or ownership? [] Yes [x] No [] N/A
3. Does the proposal involve public rights-of-way or easements? [] Yes [x] No [] N/A
4. Does the proposal involve public land or land assessed by the State? [] Yes [x] No [] N/A

5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No N/A

6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No N/A

7. List the affected Assessor Parcel Numbers, Owners of Record and Parcel Sizes:
APN Owner Acreage

See **Attachment B** for list of parcels within the proposed annexation area.

(Attach a separate sheet if necessary)

8. Physical Location of Proposal: (Street or Road, distance from and name of Cross Street, quadrant of City)

The proposed annexation includes all territory included within the District's adopted Sphere of Influence.

9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No
If Yes, please attach a Project Site Plan or Tentative Subdivision Map.
If No, please provide an estimate of when development will occur: N.A.

10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action:

Specifically, the District has been providing good-will fire protection services to the SOI area. The annexation would enable the District to extend its existing assessment for fire protection services and the existing development fee for fire and EMS capital equipment to the annexation area to support existing service and improve future service delivery. The proposed annexation according to the District's current SOI would establish district boundaries that clearly define service responsibility for the benefit of the AVCSO, neighboring fire service providers, land use authorities, the public, and other service providers.

Currently, the Anderson Valley CSD provides street lighting, recreation, fire protection, EMS transport, and airport services within the existing District boundaries. The proposed annexation would not affect the provision of street lighting, recreation or airport services within the existing District boundary, although these services will be available to all annexed properties. Airport and recreation services are self-funded with the exception of minimal administrative overhead. Potentially, street lighting could be available to any viable location within the District.

11. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory:

No improvements are proposed as part of this annexation. The Anderson Valley CSD would continue to provide service to the annexation area from its existing fire stations and using its current equipment and

apparatus. It is hoped that the additional revenue would allow the District to improve its capacity to provide service and the level of service provided in the future.

12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary)

With this application, Anderson Valley Community Services District (AVCSD) seeks:

-Annexation of approximately 113,698 acres of unincorporated territory for which the District currently provides fire protection and EMS transport services outside its District boundaries but within its Sphere of Influence. The District has responded to calls for services in the annexation area since the time that the District was formed. The Fire Department and Ambulance Service has historically responded to fire and medical emergencies in a number of geographic areas that lie outside the AVCSD tax base. AVCSD is now seeking to annex these areas, so that AVFD is more fully and fairly supported by all who benefit from it. This demand for service in the annexation area has increased over time as additional development has been approved by Mendocino County and is expected to continue growth in years to come.

The Anderson Valley Fire Department currently provides out-of-district emergency service to the proposed annexation area. Some Out-Of-District property owners voluntarily enter into annual contracts with the AVCSD for \$168 to avoid potential billing of services rendered and to support the district. This annual contract process would be replaced with the approval of the proposed annexation. The approval would also allow the District to extend its fire-related funding sources within the annexation area, beyond donations, which the fire district could rely on in the future to improve service delivery. It makes sense to expand AVCSD's benefit assessment for fire protection services to all areas that are actually receiving (and should receive) those services. Property owners in the annexed areas would not see an increase in property taxes. Property would be subject to the addition of the AVCSD benefit assessment, that enables and contributes to the continuation of current fire protection services in an equitable manner.

In addition, the establishment of new District boundaries would clearly define service responsibilities for the benefit of the AVCSD, neighboring fire districts, EMS service providers, land use authorities, the public and other service providers.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the Mendocino Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the Mendocino Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at 14281 Hwy 128, California, on 2/23/2023, 20 .
BOONVILLE CA. 95415

APPLICANT

Signature: _____


ANDRES AVILA - FIRE CHIEF

REAL PARTY IN INTEREST
(If different from Applicant)

Title: ANDRES AVILA - FIRE CHIEF

Signature: _____

Title: _____

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (and prepared to State Board of Equalization specifications); *See Submittal A*
- ~~3. Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map;~~
4. Three copies of a metes and bounds description of the affected territory; *See Submittal B*
5. One certified copy of the City Council and/or Special District Board of Directors Resolution of Application; or a petition making application to LAFCo (as appropriate); *See Submittal C*
- ~~6. Written permission from each affected property owner (or signature form);~~
- ~~7. One copy of the project environmental document (One Compact Disc if more than 25 pages);~~
8. One copy of the project Notice of Determination; (resolution shows exemption) *See Submittal D*
- ~~9. Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);~~
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653); *See Submittal E*
- ~~11. One copy of the Pre-Zoning map or description (as required by Section 56375);~~
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377); *See Submittal H*
- ~~13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));~~
- ~~14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));~~
- ~~15. One copy of the project design (site plan, development plan, or subdivision map);~~
- ~~16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and~~
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Additional information may be required during staff review of the proposal.

CERTIFICATION

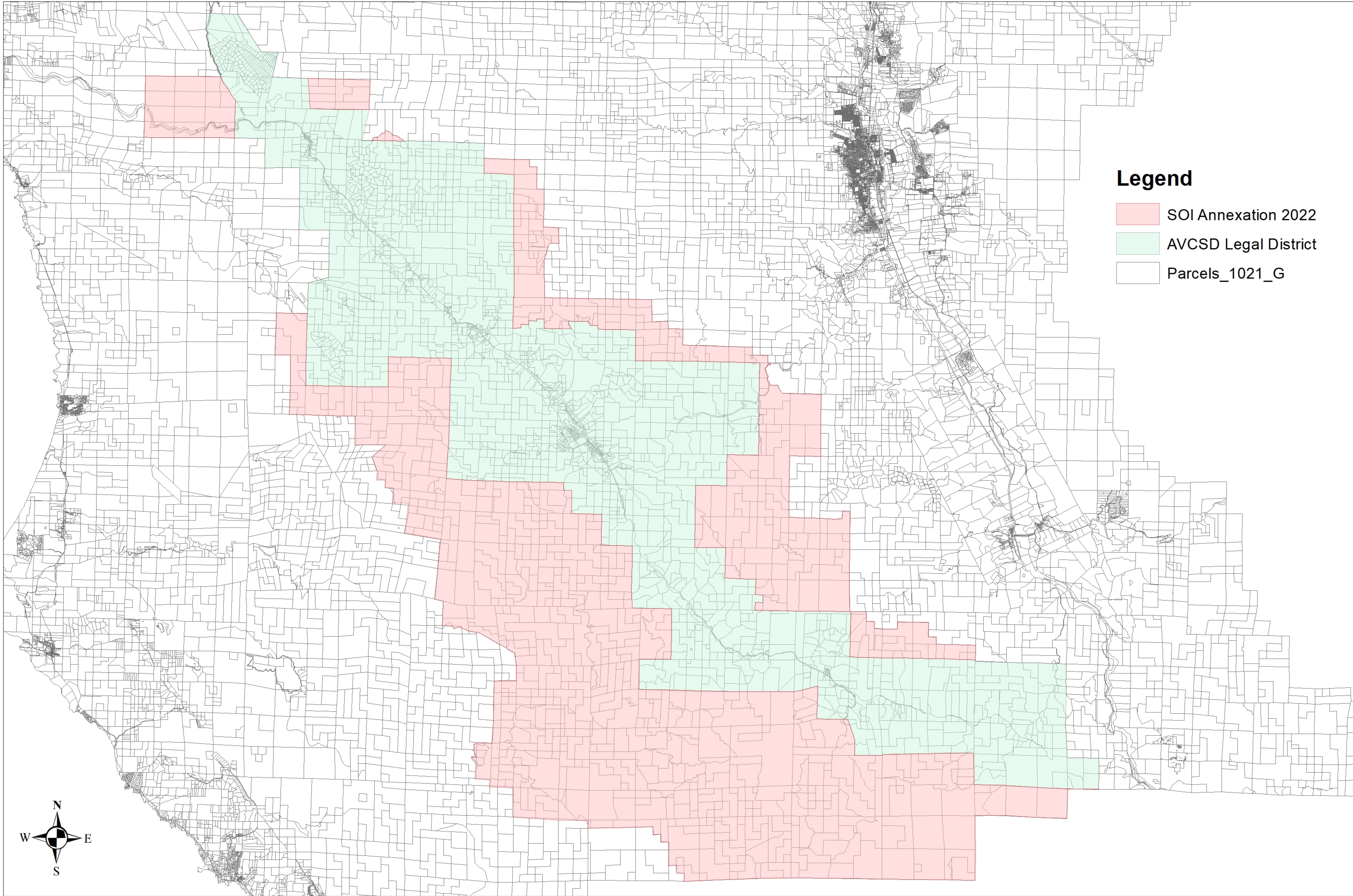
The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

(Signature)

2/23/2023
(Date)

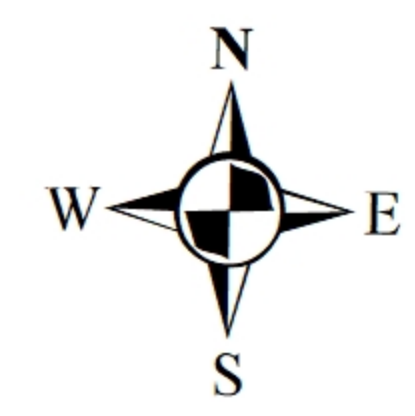
Print or Type Name: ANDRES AVILA

Daytime Telephone: 707-895-2020



Legend

- SOI Annexation 2022
- AVCSD Legal District
- Parcels_1021_G



AVCSD SOI Area Annexation Parcel List

APNFULL	OWNER	ACRES
0465508800	HILBERT FAYE ANN	183
0260104300	MENDOCINO REDWOOD COMPANY	80
0260103800	MENDOCINO REDWOOD COMPANY	160
0260104000	MENDOCINO REDWOOD COMPANY	160
0260104400	MENDOCINO REDWOOD COMPANY	80
0490307700	GOLDEN TURTLE ENTERPRISES	80
0490307800	GOLDEN TURTLE ENTERPRISES	37.51
0465508700	ECO FARM HOLDINGS PBC	80
0490602900	MAILLIARD RANCH	380
0490603200	MAILLIARD RANCH	120
0260104600	MENDOCINO REDWOOD COMPANY	120
0260104100	MENDOCINO REDWOOD COMPANY	160
0260104500	MENDOCINO REDWOOD COMPANY	160
1292500600	MENDOCINO REDWOOD COMPANY	18
0264405900	REDWOOD 1 HOLDINGS LLC	162.88
0264405800	REDWOOD 1 HOLDINGS LLC	160
0264405700	REDWOOD 1 HOLDINGS LLC	160
0264406000	REDWOOD 1 HOLDINGS LLC	306.03
0264406200	REDWOOD 1 HOLDINGS LLC	136
0264406100	REDWOOD 1 HOLDINGS LLC	160
0264607300	REDWOOD 1 HOLDINGS LLC	240
0264606900	REDWOOD 1 HOLDINGS LLC	160.97
0264607200	REDWOOD 1 HOLDINGS LLC	160
0264607100	REDWOOD 1 HOLDINGS LLC	160
0490105400	MAILLIARD RANCH	379.79
0491403200	MAILLIARD RANCH	92
0264606000	CONGAREE RIVER LLC	80
0264405500	REDWOOD 1 HOLDINGS LLC	160
0264406400	REDWOOD 1 HOLDINGS LLC	76.09
0264606300	CONGAREE RIVER LLC	80
0264606100	CONGAREE RIVER LLC	80
0264406300	REDWOOD 1 HOLDINGS LLC	184
0491803500	FOPPIANO LOUIS M & HELAINE	29.14
0492506300	LAGUNITAS LIGHTNING LLC	138
0492307400	BLUMBERG ROBERT S & MARION	156
0492506600	LAGUNITAS LIGHTNING LLC	55
0491803400	FOPPIANO LOUIS M & HELAINE	40
0491403300	MAILLIARD RANCH	179.96
0460107300	SCHICK HAROLD & DONNA TTEE	70
1291700800	STATE OF CALIFORNIA	3.87
1292201100	MENDOCINO REDWOOD COMPANY	118.06
0291901000	HANES RANCH INCORPORATED	16
0291906100	ALDER CANYON LLC	32.1
0470900200	BURGER BEVERLY C TTEE	279.37
0264805105	CONGAREE RIVER LLC	40
0490302900	MENDOCINO MOUNTAIN TOP LLC	80
0491702600	MENDOCINO MOUNTAIN TOP LLC	15
0490221800	NEAL JAMES R	143.28
1292200700	STATE OF CALIFORNIA	6.74
1291801000	MENDOCINO REDWOOD COMPANY	62.55
0460105800	SHUMAVON ARAM P 1/2	42.6
0260104700	MENDOCINO REDWOOD COMPANY	160
0260103600	MENDOCINO REDWOOD COMPANY	200
0291903300	HANES RANCH INCORPORATED	120
0291900305	HANES RANCH INCORPORATED	40
0491401000	GRIFFINGER THEODORE A JR T	6.57
0460315700	SCHARFFENBERGER JOHN TTEE	170
0292603300	MEHTONEN RANCH L P	400

0263703600	FOLEY FAMILY FARMS LP	61.1
0462303900	FEHR TTEE JUERGEN A	200.91
0491503500	PRONSOLINO RONALD J & JENN	150
1292601200	STATE OF CALIFORNIA	6.16
0460102900	CLOUD MOUNTAIN ASSOCIATION	200
0460106300	DEVALL FAMILY HOLDINGS LLC	25
0291903400	HANES RANCH INCORPORATED	160
0264801600	TANG ROBERT K S & LYNETTE	40
0491502400	BARR KEVIN W SUCCTTEE	175
0492504800	STATE OF CALIFORNIA	47.17
1292601000	STATE OF CALIFORNIA	1.14
0292401700	BRADFORD PETER R & MARTHA	120
0493400500	BRIDGES SCOTT SUCCTTEE	120
0490300600	CURTIS NANCY C TTEE	120
0264803500	MENDOCINO REDWOOD COMPANY	40
0263702500	MENDOCINO REDWOOD COMPANY	232
0490222200	SOLANO JULIO	129.91
0465501800	SEVEN SPRINGS	40
0465501900	SEVEN SPRINGS	40
0460316400	RAVEN VIEW RANCH LLC	170
0460315600	SAIGAL FAMILY VINEYARDS LL	90
0462301400	CASARETTO MARK D & PAULA M	80
0462304700	BUHLER LOUIS ALEXANDER & L	47
0462304600	BUHLER LOUIS ALEXANDER & L	33
0292601300	GINOCHIO GEORGE MERLE & MA	40
0264802400	HANES RANCH INC	120
0490303800	SOPOCI THOMAS STEVEN	40
0490306200	SOPOCI THOMAS STEVEN	120
0460310600	JACOBS UWE	0
0490220900	ALDEN JOHN WILLIAM	92.98
0494200907	FLATRIDGE RANCH MH LLC	118.95
0491604800	SONOMA STATE UNIVERSITY TR	472
0462404600	JAKES OPENING LAND COMPANY	40
1292200900	STATE OF CALIFORNIA	4.99
1281500100	MENDOCINO REDWOOD COMPANY	298
0264302100	MENDOCINO REDWOOD COMPANY	287
0490303600	BLACKLIDGE LUKE A & CAROLY	80
0491802600	WHEELER TTEE CLARE R	160
0264202000	MENDOCINO REDWOOD COMPANY	237
0264200500	MENDOCINO REDWOOD COMPANY	40
0462303400	JAKES OPENING LAND COMPANY	20
0292702100	LEDSON STEVEN N TTEE	232
1533500100	SCHONBERG DANIEL	40
1532200100	MENDOCINO REDWOOD COMPANY	320
0292303900	HANES RANCH INCORPORATED	400
0292403700	BRADFORD PETER R & MARTHA	80
0293605900	SMIDTH BIRGIT TTEE	160
0291905700	BRADFORD PETER R & MARTHA	84.3
0291901300	HANES RANCH INCORPORATED	120
1532400100	MENDOCINO REDWOOD COMPANY	200
1291700600	STATE OF CALIFORNIA	3.37
1281600200	MENDOCINO REDWOOD COMPANY	299.27
0264603305	REDWOOD 1 HOLDINGS LLC	80
0292603800	LEDSON STEVEN N TTEE	220
0292602200	SQUIRREL AND THE CROSS LLC	259.58
0292601400	SQUIRREL AND THE CROSS LLC	240
0292303400	HANES RANCH INCORPORATED	140
1291800900	STATE OF CALIFORNIA	0.99
1292601300	STATE OF CALIFORNIA	2.6
1282000100	MENDOCINO REDWOOD COMPANY	320
1282500200	MENDOCINO REDWOOD COMPANY	145
1282500100	MENDOCINO REDWOOD COMPANY	160

0491503300	PRONSOLINO RONALD J & JENN	160
1291701000	MENDOCINO REDWOOD COMPANY	59.25
1410404000	ALDEN STEVEN M 1/2	40
1292601600	STATE OF CALIFORNIA	7.66
1291700500	STATE OF CALIFORNIA	2.66
0292301500	HANES RANCH INCORPORATED	40
1291800700	STATE OF CALIFORNIA	9.59
0264403000	BUTLER DAVID /	64
0264405200	CONGAREE RIVER LLC	71
1291800800	STATE OF CALIFORNIA	7.91
1291700900	STATE OF CALIFORNIA	1.32
1292601400	STATE OF CALIFORNIA	4.44
1292200800	STATE OF CALIFORNIA	0.62
1292602000	MENDOCINO REDWOOD COMPANY	202.24
1291701100	MENDOCINO REDWOOD COMPANY	227.17
1532900100	MENDOCINO REDWOOD COMPANY	240
1292500500	MENDOCINO REDWOOD COMPANY	206.44
1292200500	STATE OF CALIFORNIA	9.61
0462300100	SEVEN SPRINGS	81.59
0465505900	LACOURTE LUDOVIC ALAIN	120
0465502000	SEVEN SPRINGS	40
1292201000	MENDOCINO REDWOOD COMPANY	155.27
1291801100	MENDOCINO REDWOOD COMPANY	219.6
1291800100	STATE OF CALIFORNIA	0
1291800600	STATE OF CALIFORNIA	1.8
1292601100	STATE OF CALIFORNIA	3.52
0490102500	HANES RANCH INCORPORATED	20
0492402700	KL BARR LLC	80
0492302400	HOBART MICHAEL R & DEBORAH	107
0490103200	HANES RANCH INCORPORATED	220
0292007800	BRADFORD PETER R & MARTHA	160
1291700700	STATE OF CALIFORNIA	4.09
1410300700	HANES RANCH INCORPORATED	291
0491403400	MAILLIARD RANCH	193.31
0465508900	LOPEZ HEIDI M TTEE	37
0465501200	SEVEN SPRINGS	70
0492402200	WHITE ROBERT A & CLARA R T	40
0264304800	REDWOOD 1 HOLDINGS LLC	90.4
0264403205	CONGAREE RIVER LLC	167.5
0490104100	MAILLIARD RANCH	80
0264403805	CONGAREE RIVER LLC	13
0264402000	NEIL RALPH	31.66
0292303700	HANES RANCH INCORPORATED	300
1282400500	MENDOCINO REDWOOD COMPANY	160
1281900100	MENDOCINO REDWOOD COMPANY	320
1292100100	MENDOCINO REDWOOD COMPANY	324
0493504900	HOFFMAN FAMILY RANCH LLC	102.35
0490220800	ALDEN STEVEN M 1/2	74
1282400400	MENDOCINO REDWOOD COMPANY	50
0493404800	LAWSON WILLIAM E II	335.78
0462302100	MARTIN LAND & STOCK COMPAN	40
0292303000	HANES RANCH INCORPORATED	80
0490104500	MAILLIARD RANCH	160
0490104200	MAILLIARD RANCH	40
0462304300	FEHR TTEE JUERGEN A	43.3
1292601900	MENDOCINO REDWOOD COMPANY	55.96
0492902600	COOK WILLIAM L TTEE /	0
0262310500	KOBLER THERESIA & NORMAN T	40
0293608100	JENSEN CHRISTIAN & ELIZABE	160
0293608000	MILLS TTEE JOHN DENNIS	40
0492301000	CHRISTEN CLIFFORD G TTEE 5	126
0492306200	CHRISTEN CLIFFORD G TTEE 4	5

0492306100	KL BARR LLC	75
0262320200	WILLIAMS JO DENISE TTEE	19.5
0465507900	SMITH NEMO MATTLOCK 1/8	12.7
0465508100	SMITH NEMO MATTLOCK 1/8	2.8
0292602800	MEHTONEN RANCH L P	240.45
0462608400	ISLAND GARY N & VIRGINIA A	325
0262310400	WARREN COSUCCTTEE MEGAN HANDLEY	35
0493203200	DODT DANIEL TTEE	465.89
0492902600	COOK WILLIAM L TTEE /	0
0292403400	BRADFORD PETER R & MARTHA	4.96
0292400300	BURGER ROBERT EDWARD	35.04
0292303100	HANES RANCH INCORPORATED	40
1292601500	STATE OF CALIFORNIA	8.62
1292200600	STATE OF CALIFORNIA	21.44
0264302300	ROSSI CHRIS TTEE 1/2	200
0264302800	BURCH ROGER A & MICHELE TT	150.48
0470905600	VONDERMEHDEN LLOYD & ALICE	40
0490304700	AMATO STEVEN P & LINDA A	40
0264403905	CONGAREE RIVER LLC	61.47
0470900300	LOCKWOOD VIRGINIA TTEE	160
0491903400	FOPPIANO LOUIS M & HELAINE	160
0491903500	FOPPIANO LOUIS M & HELAINE	160
0491903300	FOPPIANO LOUIS M & HELAINE	77.09
0491903200	FOPPIANO LOUIS M & HELAINE	200
0462404700	JAKES OPENING LAND COMPANY	160
0264201305	MENDOCINO REDWOOD COMPANY	40
0460107800	DEVALL FAMILY HOLDINGS LLC	50.9
0293003100	LEDSON STEVEN N TTEE	200
0462606300	HIGSON RICHARD	63
0465500500	LIBEU PETER TTEE	233.77
0465500200	LIBEU PETER TTEE	40
0264805800	CUNEO RICHARD A & MARY ANN	120
0465508200	ADAMS JARED	101.05
0465508600	ECO FARM HOLDINGS PBC	40
0264301000	FOLLIS JAMES GWIN TTEE /	80
0493505000	HOFFMAN FAMILY RANCH LLC	198.6
0490306900	CIRCUITS OF THE WIND LLC	167
0264804200	HANES RANCH INCORPORATED	120
0292403300	BRADFORD PETER R & MARTHA	200
0465506000	SAIGAL FAMILY VINEYARDS LL	68
0263703700	MENDOCINO REDWOOD COMPANY	570.9
0462301900	MARTIN LAND & STOCK COMPAN	160
0292301600	HANES RANCH INCORPORATED	40
0465500100	CALVERT JAMES H TTEE	40
0264301400	ROSSI CHRIS TTEE 1/2	80
0491502300	BARR KEVIN W SUCCTTEE	170
0490222500	ALDEN JOHN W 1/2	39.64
0492300700	CHRISTEN CLIFFORD G TTEE 5	133.33
0292007100	BRADFORD PETER R & MARTHA	40
0292006500	BRADFORD PETER R & MARTHA	40
0492302100	TAYLOR DIANE E TTEE	89
0462406600	FEDERAL AVIATION ADMINIST	7.35
0264404500	BUTLER DAVID	128
0292302000	HANES RANCH INCORPORATED	40
0492400300	HILL JAMES H SUCCTTEE 20%	280
1410301100	HANES RANCH INCORPORATED	20
1410302000	CONSERVATION FUND THE	10
0492401000	HILL JAMES H SUCCTTEE 20%	280
0462300600	BUHLER LOUIS ALEXANDER & L	40
0460103700	DE VALL FAMILY HOLDINGS LL	20
0292300200	HANES RANCH INCORPORATED	320
0462304500	NIETO HARDY A 1/2	80

0465505800	MILLER JUSTIN B & KAREN S	160
0465508000	SMITH NEMO MATTLOCK 1/8	12.5
1533600200	PEDERSEN JACK ALLEN SUCCTT	120
0293003700	MCALLISTER SCOTT J	160
0491402800	MAILLIARD RANCH	160
0293608300	JUDSON CHARLES F & CHRISTI	18
0292304300	HANES RANCH INCORPORATED	210
0494404200	LE BUCHE INVESTMENTS L P	220
1533500400	GOODRICH MICHAEL	40
0292304900	MAILLIARD RANCH	80
0292007500	BRADFORD PETER R & MARTHA	160
0292006700	BRADFORD PETER R & MARTHA	160
0264801505	REED JON B	40
0291902900	HANES RANCH INCORPORATED	40
0291902300	MAILLIARD RANCH	80
0460104400	CLOUD MOUNTAIN ASSOCIATION	100
0292404800	MAILLIARD RANCH	160
0462606600	GOTHAM MICHAEL R TTEE /	72
0465500300	DEVALL FAMILY HOLDINGS LLC	40
0264403405	CONGAREE RIVER LLC	40
0292304700	MAILLIARD RANCH	180
0264805900	CUNEO RICHARD A & MARY ANN	40
0292006900	BRADFORD PETER R & MARTHA	80
0264806200	CONGAREE RIVER LLC	216
0292007600	BRADFORD PETER R & MARTHA	40
1533600700	PEDERSEN JACK ALLEN SUCCTT	5
0292304800	MAILLIARD RANCH	250
0465501600	PARTEE PAMELA E 1/2	18
0462302700	NIETO HARDY A 1/2	41.03
0264201100	MENDOCINO REDWOOD COMPANY	200
0292404300	MAILLIARD RANCH	200
0264404105	CONGAREE RIVER LLC	246
0264404700	RUSSELL KATHRYN WHITE TTEE	239.74
0264405300	PETERSEN DANE H & MARGARET	157.56
0264806005	CONGAREE RIVER LLC	5
0292400400	BURGER ROBERT EDWARD	80
0292400500	BURGER ROBERT EDWARD	80
0490220200	ALDEN STEVEN M 39.80%	40
0490402000	CONSERVATION FUND THE	160
0490402100	CONSERVATION FUND THE	160
0291902800	HANES RANCH INCORPORATED	120.34
0492401400	BILBRO SAMUELE J TTEE	80
0465506100	EMERALD EARTH SANCTUARY	135
0460104300	CLOUD MOUNTAIN ASSOCIATION	20
0264606700	CONGAREE RIVER LLC	79.49
0462406200	HAMMOND DWAIN W TTEE	67
0462406500	GOTHAM MICHAEL R TTEE /	48.65
0470601300	IRWIN LOUISE F TTEE	280
0292703900	JOHNSON EVA H TTEE	40
0292701900	LEDSON STEVEN N TTEE	37.2
0493503200	COOLEY RANCH COMPANY	40
0493501700	COOLEY RANCH COMPANY	10
0264807300	HANES RANCH INCORPORATED	39.81
0460107200	SCHICK JOHN J	15
0493405000	LAWSON ROBERT D SUCCTTEE	350.26
0490212300	MAILLIARD RANCH	160
0264603405	CONGAREE RIVER LLC	80
1410301200	HANES RANCH INCORPORATED	342
0490103300	HANES RANCH INCORPORATED	35.36
0462606500	HIGSON RICHARD	34
0460106400	DEVALL FAMILY HOLDINGS LLC	25
0460208100	SCHICK JOHN J	54.5

0291905900	ALDER CANYON LLC	55
0491504200	MAILLIARD RANCH	80
0292402800	BRADFORD PETER R & MARTHA	40
0292404500	MAILLIARD RANCH	160
0492401200	HILL JAMES H SUCCTTEE 1/2	120
0293001400	LEDSON STEVEN N TTEE	360
0293001600	LEDSON STEVEN N TTEE	240
0264404800	RUSSELL KATHRYN WHITE TTEE	116.53
0293001800	LEDSON STEVEN N TTEE	40
0293001900	LEDSON STEVEN N TTEE	120
0293001700	LEDSON STEVEN N TTEE	280
0293002100	GEASLIN MELANIE D 6.94%	80
0460107700	DEVALL FAMILY HOLDINGS LLC	42.13
0264805700	CUNEO RICHARD A & MARY ANN	40
0490302100	SOPOCI THOMAS STEVEN	40
0490301900	DOUBLE K LAND & STOCK LLC	160
0490301100	DOUBLE K LAND & STOCK LLC	200
0493504100	GALEAZZI GARY J & CAROLE L	200
0492101600	FOPPIANO LOUIS M & HELAINE	160
0291904300	BRADFORD PETER R & MARTHA	41
0491702700	ARREGUIN PACIANO JR SUCCTT	173
0490211700	MAILLIARD RANCH	160
0460101000	CLOUD MOUNTAIN ASSOCIATION	40
0291905800	ALDER CANYON LLC	3.2
0492300900	HILL JAMES H SUCCTTEE 20%	40
0493402600	BRIDGES SCOTT SUCCTTEE	40
0490211000	JOHN W ALDEN 1/2	41.91
0490401700	BLACKLIDGE LUKE A & CAROLY	40
0490401600	DOUBLE K LAND & STOCK LLC	401.5
0494405800	FOPPIANO LOUIS M & HELAINE	120
0462609400	ISLAND GARY N & VIRGINIA A	200
0462609200	ISLAND GARY N & VIRGINIA A	40
0462609000	SQUIRREL AND THE CROSS LLC	1.5
0491703000	WHEELER TTEE CLARE R	230
0491802100	WHEELER TTEE CLARE R	225
0291902200	HANES RANCH INCORPORATED	80
1411902000	ALDEN STEVEN M 1/2	80
0470903400	BURGER BEVERLY C TTEE	638.56
0291900400	HANES RANCH INCORPORATED	40
0291906000	ALDER CANYON LLC	43.2
0292006100	ALDER CANYON LLC	175.8
0264602700	CUNEO RICHARD A & MARY ANN	120
0470601500	VONDERMEHDEN LLOYD & ALICE	192.54
0293606700	BAUER LISA M TTEE	169.7
0291906600	BRADFORD PETER R & MARTHA	160
0291905100	BRADFORD PETER R & MARTHA	40
0291901805	HANES RANCH INCORPORATED	160
0490306600	PILE SYLVIA	79.2
0490212400	MAILLIARD RANCH	148
0494301000	RATTO JAMES & DEANA	40
1533000500	WALLIS RYAN JOSEPH	91.67
1543200200	PEDERSEN JACK ALLEN TTEE	80
0491701600	ARREGUIN PACIANO JR SUCCTT	80
0490306800	SOLANO JULIO	53.15
0264202100	FOLLIS JAMES GWIN TTEE /	45
0264804700	CUNEO RICHARD A & MARY ANN	40
0264302700	SIGNAL RIDGE VINEYARDS LLC	100.04
0460100905	WEBB L HARPE TIMBER FARM L	120.53
0465502400	MEDARIS JOHN TTEE	80
0291902700	HANES RANCH INCORPORATED	320
0264804100	HANES RANCH INCORPORATED	158.45
0492402300	ABRAHAMSOHN GEORGE LEO & M	53

0490210600	ALDEN STEVEN M 39.80%	20
0264605900	CONGAREE RIVER LLC	211.09
1533600105	WEBB L HARPE TIMBER FARM L	40
0292603900	ISLAND GARY N & VIRGINIA A	39.5
0264605600	CONGAREE RIVER LLC	200
0292600500	ISLAND GARY N & VIRGINIA A	80.91
1533600600	PEDERSEN JACK ALLEN SUCCTT	15
0264201700	KLM INVESTMENT PROPERTIES	29.6
0264201800	LUDWIG GREGORY & WENDY J T	29.06
0292602700	MEHTONEN RANCH L P	241.47
0264606200	CONGAREE RIVER LLC	160
0264806900	CUNEO RICHARD A & MARY ANN	8
0494405400	FOPPIANO LOUIS M & HELAINE	80
0264802800	HANES RANCH INCORPORATED	40
0491605500	MAILLIARD RANCH	140
0264805005	CONGAREE RIVER LLC	120
0462303500	JAKES OPENING LAND COMPANY	220
0490306700	PILE SYLVIA	20.97
0490302300	PILE SYLVIA	39.38
0491801700	PRONSOLINO RONALD J & JENN	70
0292303500	HANES RANCH INCORPORATED	100
0490211500	SOLANO JULIO	13.28
0490221100	ALDEN STEVEN M 35%	11
0462305007	MAYFIELD MICHAEL K TTEE	0
0462304100	FEHR TTEE JUERGEN A	172
0462300300	NIETO HARDY A 1/2	41.22
0465500701	EMERALD EARTH SANCTUARY	10
0291904000	HANES RANCH INCORPORATED	80.38
0264600100	NEIL RALPH	80.51
0264607000	REDWOOD 1 HOLDINGS LLC	161.03
0292403200	BRADFORD PETER R & MARTHA	100
0292702000	LEDSON STEVEN N TTEE	35
0293004100	SCHWEITZER CHRISTOPHER TTE	120
0470601600	SCHWEITZER CHRISTOPHER TTE	74.26
0292303300	HANES RANCH INCORPORATED	40
0292300705	MAILLIARD RANCH	80
0292304600	MAILLIARD RANCH	80
1410403700	ALDEN STEVEN M 39.80%	60
0494400800	RATTO JAMES & DEANA	439.5
0494600400	COOLEY RANCH COMPANY	678.96
0490307000	ALDEN STEVEN M 1/2	36
0491502500	BARR ROBERT A & MARY ANN T	28
0465500400	SIMPSON PAUL	0
0494502500	SANDBORN RALPH E TTEE	159.24
0465502100	SEVEN SPRINGS	80
0462304400	LACOURTE LUDOVIC ALAIN	120
0490102700	HANES RANCH INCORPORATED	14
0291902500	HANES RANCH INCORPORATED	80
0462304200	FEHR TTEE JUERGEN A	83.3
0462305300	JAKES OPENING LAND COMPANY	104
1411902200	ANDERSEN TTEE LINDA J	45
0490304900	GARCIA GENE J & SUSANNE F	109
0460207700	PEDERSEN JACK ALLEN TTEE	20
0460200200	PEDERSEN JACK ALLEN TTEE	40
0460103500	DE VALL FAMILY HOLDINGS LL	7
1410301400	HANES RANCH INCORPORATED	60
1410301300	HANES RANCH INCORPORATED	126.5
0264605800	CONGAREE RIVER LLC	280
0462301800	CASARETTO MARK D & PAULA M	80
0494404400	LE BUCHE INVESTMENTS L P	40
0264604605	CONGAREE RIVER LLC	32
0264604705	CONGAREE RIVER LLC	8.12

0292702800	RAGLAN RANCH LLC	25.14
0494201800	DOUBLE K LAND & STOCK LLC	13.47
0460102500	CALVERT JAMES H TTEE	0
0491503600	PRONSOLINO RONALD J & JENN	40
0491502800	PRONSOLINO RONALD J & JENN	90
0491503200	PRONSOLINO RONALD J & JENN	20
1410300900	HANES RANCH INCORPORATED	10
0491604200	BARR KEVIN W SUCCTTEE	240
0264605105	CONGAREE RIVER LLC	8
0490602800	MAILLIARD RANCH	40
0264405600	REDWOOD 1 HOLDINGS LLC	160
0293004300	LEDSON STEVEN N TTEE	178
0490102600	HANES RANCH INCORPORATED	29
0462301600	MARTIN LAND & STOCK COMPAN	80
0293605800	HOLMES GEORGE C & LISA PHI	160
0264404605	CONGAREE RIVER LLC	11
0490603100	MAILLIARD RANCH	575.08
0264404400	BUTLER DAVID WILLIAM	48
0491502900	PRONSOLINO RONALD J & JENN	50
0491503400	PRONSOLINO RONALD J & JENN	40
0264606800	MCVICKAR JAMES B	142.51
0490210300	ALDEN STEVEN M 39.80%	100
0462302000	MARTIN LAND & STOCK COMPAN	40
0465502300	SEVEN SPRINGS	80
0491402200	MAILLIARD RANCH	160
0462602300	MEHTONEN RANCH L P	640
0491802200	WHEELER TTEE CLARE R	210
0292401300	MAILLIARD RANCH	160
0292401400	HEIGHTS VILLA APARTMENTS	80
0490301400	CONSERVATION FUND THE	40
0493402100	BRIDGES SCOTT SUCCTTEE	40
0493900300	SOMENDO INC	640
0292600709	MEHTONEN PATRICK TTEE	280.8
0490221400	ESCOBAR GEORGE F	10.94
0264606400	REDWOOD 1 HOLDINGS LLC	280
0491401800	MAILLIARD RANCH	120
0490211100	MAILLIARD RANCH	40
0490304800	GARCIA GENE J & SUSANNE F	13.5
0493504200	GALEAZZI GARY J & CAROLE L	164.71
0292402600	BRADFORD PETER R & MARTHA	40
0292402700	BRADFORD PETER R & MARTHA	80
0292405100	MAILLIARD RANCH	160
0494601200	COOLEY RANCH COMPANY	332.52
0494502305	BICKELL THOMAS E TTEE	119.43
0490104300	MAILLIARD RANCH	120
0493505100	HOFFMAN FAMILY RANCH LLC	85
0493502800	COOLEY RANCH COMPANY	612
0490306300	SOPOCI THOMAS STEVEN	40
0491803100	WHEELER TTEE CLARE R	150
1411903500	CONSERVATION FUND THE	265
0490304100	DOUBLE K LAND & STOCK LLC	40
0490304200	DOUBLE K LAND & STOCK LLC	40
0493402800	BRIDGES SCOTT SUCCTTEE	97
0470905700	MARQUART NICHOLAS J TTEE /	160
0264800500	CUNEO RICHARD A & MARY ANN	80
0493200400	NASSANO RICHARD D & DENISE	140.79
0292402500	BRADFORD PETER R & MARTHA	25
0264600505	REDWOOD 1 HOLDINGS LLC	40.17
0492506500	EDWARDS MATTHEW	110
0293005400	LEDSON STEVEN N TTEE	200
0293000400	LEDSON STEVEN N TTEE	80
0490500600	MAILLIARD RANCH	60

0494503200	COOLEY RANCH COMPANY	251
0490210700	ALDEN STEVEN M 35%	80
0490220100	ALDEN STEVEN M 39.80%	40
0491603900	STEPHENS EDWARD M & GAYLE	135
0264802600	HANES RANCH INCORPORATED	80
0292007300	BRADFORD PETER R & MARTHA	160
0293000200	LEDSON STEVEN N TTEE	40
0490220300	ALDEN STEVEN M 35%	80
0492401300	ABRAHAMSOHN GEORGE LEO & M	40
0492301200	KL BARR LLC	66.19
0492400500	KL BARR LLC	60.47
0494401905	RATTO JAMES & DEANA	40.76
0493400300	BRIDGES SCOTT SUCCTTEE	240
0293606500	GORDON PAUL A & VALERIE J	109.7
0292602900	MEHTONEN RANCH L P	80
0490306500	ALDEN JOHN WILLIAM	126.32
0291903100	HANES RANCH INCORPORATED	160
0291903800	HANES RANCH INCORPORATED	100
0292702900	SANDERSON FAMILY LIMITED P	190.86
0291906800	BRADFORD PETER R & MARTHA	280
0264601905	CUNEO RICHARD A & MARY ANN	40
0493404300	ARMSTRONG FAMILY RANCH LLC	160
0293603600	HILMER LUCY TTEE	40
0491701900	DOUBLE K LAND & STOCK LLC	426.11
0264806605	DEPESA JEREMIAH	20
0494502100	BICKELL THOMAS E TTEE	10
0264806500	HANES RANCH INCORPORATED	90
0292601700	LEDSON STEVEN N TTEE	80
0493400400	BRIDGES SCOTT SUCCTTEE	40
0291905500	BRADFORD PETER R & MARTHA	5
0264605700	CUNEO RICHARD A & MARY ANN	160
0490103100	MAILLIARD RANCH	120
0493504500	GALEAZZI GARY J & CAROLE L	31
0493405200	ARMSTRONG FAMILY RANCH LLC	196
0264600905	REDWOOD 1 HOLDINGS LLC	40
0293601000	BURGER BEVERLY C TTEE	386.48
0494201700	DOUBLE K LAND & STOCK LLC	119.61
0492402400	ABRAHAMSOHN GEORGE LEO & M	46.53
0491401100	GRIFFINGER THEODORE A JR T	407.63
0491401200	PRONSOLINO RONALD J & JENN	10
0493402700	BICKELL THOMAS E TTEE	148
0292703700	LEDSON STEVEN N TTEE	290
0292703200	LEDSON STEVEN N TTEE	322.62
0292006200	BRADFORD PETER R & MARTHA	33.4
0490302600	BLACKLIDGE LUKE A & CAROLY	566
0264802700	HANES RANCH INC	40
0291906900	BRADFORD PETER R & MARTHA	76
0494400100	RATTO JAMES & DEANA	156.87
0490401800	DOUBLE K LAND & STOCK LLC	31.5
0293005300	LEDSON STEVEN N TTEE	36
0292007900	BRADFORD PETER R & MARTHA	40
0292007400	BRADFORD PETER R & MARTHA	160
0291906700	BRADFORD PETER R & MARTHA	264
0264806400	CONGAREE RIVER LLC	40
0470600800	LOCKWOOD VIRGINIA TTEE	40
0292303800	HANES RANCH INCORPORATED	280
0491602400	HULBERT AUSTIN B & SYLVIA	4
0494300400	RATTO JAMES & DEANA	397.07
0490306400	ALDEN STEVEN M 1/2	188.46
0293606400	WILL RAYMOND K & GLORIA M	80.6
0292008000	BRADFORD PETER R & MARTHA	80
0491802300	WHEELER CLARE ROLPH TTEE	275

0292603600	LEDSON STEVEN N TTEE	80
0292603700	LEDSON STEVEN N TTEE	40
0264807000	CUNEO RICHARD A & MARY ANN	112
0292603100	MEHTONEN RANCH L P	80
0494600800	COOLEY RANCH COMPANY	278.67
0470601400	MCALLISTER SCOTT J	73.75
0292301100	HANES RANCH INCORPORATED	320
0292302800	HANES RANCH INCORPORATED	320
0491803000	WHEELER TTEE CLARE R	170
0491802900	WHEELER TTEE CLARE R	160
0493203000	LAWSONS CHRISTMAS TREES IN	205.95
0494503000	ARMSTRONG FAMILY RANCH LLC	167
0293004500	MEHTONEN RANCH L P	62
0494300705	RATTO JAMES & DEANA	39.92
0490220400	ALDEN STEVEN M 39.5%	80
1410403900	ALDEN STEVEN M 39.5%	80
0491401500	FROMHOLZ ANN H 1/4	168
0491501400	STEPHENS EDWARD M & GAYLE	80
0291903900	HANES RANCH INCORPORATED	300
0490221200	ESCOBAR GEORGE F	154.88
0490220500	ALDEN STEVEN M 35%	32
0491605100	JOHNSON NANCY G TTEE	348
0264601800	CUNEO RICHARD A & MARY ANN	40
0292303600	HANES RANCH INCORPORATED	140
0292403500	BRADFORD PETER R & MARTHA	80
0293602400	POTTER CHARLES S 8.33%	260
0490222000	PILE SYLVIA	52.95
0490304300	CONSERVATION FUND THE	66.5
0491702100	DOUBLE K LAND & STOCK LLC	134
0493404500	COOLEY RANCH COMPANY	200
0492501000	SONOMA STATE UNIVERSITY TR	20.13
0493200200	LAGUNITAS LIGHTNING LLC	147.33
0491902300	STEPHENS EDWARD M & GAYLE	470
0292304500	MAILLIARD RANCH	80
0293000300	LEDSON STEVEN N TTEE	80
0293000800	LEDSON STEVEN N TTEE	120
0292005700	ALDER CANYON LLC	178
0293607100	US RANCH LLC	120
0293607000	JUDD JAMES O JR & AUDREY L	191
1411901600	ANDERSEN TTEE LINDA J	10
0264801700	HANES RANCH INCORPORATED	40
0490401400	CONSERVATION FUND THE	167
0492000207	FLATRIDGE RANCH MH LLC	328
0494503100	ARMSTRONG FAMILY RANCH LLC	273
0494503500	COOLEY RANCH COMPANY	680
0491605300	MAILLIARD RANCH	80
0293005500	LEDSON STEVEN N TTEE	160
0293005600	LEDSON STEVEN N TTEE	160
0491902500	SONOMA STATE UNIVERSITY TR	170
0491702300	DOUBLE K LAND & STOCK LLC	120
0490305300	SCIOCCHETTI LOUIS F /	48
0490210400	ALDEN STEVEN M 39.80%	20
1411902100	ANDERSEN TTEE LINDA J	15
1411902300	ANDERSEN TTEE LINDA J	40
0292007700	BRADFORD PETER R & MARTHA	120
0291906500	BRADFORD PETER R & MARTHA	200
0491402700	MAILLIARD RANCH	120
0492300500	BURGER BEVERLY C TTEE	34.76
0493503100	COOLEY RANCH COMPANY	240
0291903700	HANES RANCH INCORPORATED	40
0491802800	WHEELER TTEE CLARE R	160
0293001505	LEDSON STEVEN N TTEE	40

0490211200	MAILLIARD RANCH	120
0292601600	LEDSON STEVEN N TTEE	40
0291904100	HANES RANCH INCORPORATED	400.86
0264801400	HANES RANCH INCORPORATED	40
0490222300	SMITH DONALD RICHARD & KIM	209
0292003400	BRADFORD PETER R & MARTHA	38
0293606600	GAFFNEY WILLIAM J & VIRGIN	280
0490100300	HANES RANCH INCORPORATED	36
0293607200	SMIDTH BIRGIT TTEE	58
0492402800	KL BARR LLC	160
0292403600	BRADFORD PETER R & MARTHA	40
0291906400	BRADFORD PETER R & MARTHA	80
0492100900	DOUBLE K LAND & STOCK LLC	80
0490400400	CONSERVATION FUND THE	120
0492000300	DOUBLE K LAND & STOCK LLC	120
0490103900	MAILLIARD RANCH	480
0292403100	BRADFORD PETER R & MARTHA	60
0292304000	HANES RANCH INCORPORATED	180
0493504300	GALEAZZI GARY J & CAROLE L	169.94
0293003600	GEASLIN MELANIE D 6.94%	160
1410301000	VACANT	80
0490211400	MAILLIARD RANCH	120
0490221300	ALDEN JOHN WILLIAM	12.02
0493202800	LAWSON JEFFREY R	110
1411901800	GARCIA GENE J & SUSANNE F	40
0494601000	COOLEY RANCH COMPANY	20
0491702900	ARREGUIN PACIANO JR SUCCTT	94
0491702800	ARREGUIN PACIANO JR SUCCTT	40
1533000400	SCHONBERG DANIEL	24.7
0492401500	FRONT PORCH FARM LLC	80
0492403200	FRONT PORCH FARM LLC	200
0490402400	CONSERVATION FUND THE	164
0292402900	BRADFORD PETER R & MARTHA	80
0493900600	COOLEY RANCH COMPANY	225.51
0493900500	COOLEY RANCH COMPANY	80.17
0491803300	FOPPIANO LOUIS M & HELAINE	68.86
0494600900	COOLEY RANCH COMPANY	336.61
0494300800	RATTO JAMES & DEANA	313.66
0292401800	BRADFORD PETER R & MARTHA	40
0292304400	HANES RANCH INCORPORATED	100
0292405200	MAILLIARD RANCH	120
0492402100	WALKER EUGENE & BERNA TTEE	39
1410300800	HANES RANCH INCORPORATED	166
0492400600	HILL JAMES H SUCCTTEE 1/2	40
0491702000	DOUBLE K LAND & STOCK LLC	120
0491802500	WHEELER TTEE CLARE R	170
0490211300	MAILLIARD RANCH	80
0490221600	ALDEN JOHN W 1/2	45.89
1411902500	TRUSTEES OF LOMBARDY SCHOO	0
0490210900	ALDEN STEVEN M 35%	40
0490502800	MAILLIARD RANCH	140
0493503000	COOLEY RANCH COMPANY	510
0494600500	COOLEY RANCH COMPANY	40
0491802400	WHEELER CLARE ROLPH TTEE	230
0493203100	LAWSON ROBERT D SUCCTTEE	134
0491702500	DOUBLE K LAND & STOCK LLC	280
0491700200	ARREGUIN PACIANO JR SUCCTT	2
0491802000	STEPHENS EDWARD M & GAYLE	65
0490222400	MENDOCINO MOUNTAIN TOP LLC	80
0490212000	MAILLIARD RANCH	160
0490221000	ALDEN STEVEN M 35%	80
0494600600	COOLEY RANCH COMPANY	604.8

0491702200	DOUBLE K LAND & STOCK LLC	147
0491801000	STEPHENS EDWARD M & GAYLE	2
0491801900	STEPHENS EDWARD M & GAYLE	170
0490220600	ALDEN STEVEN M 39.5%	71
0490307100	SCIOCCHETTI LOUIS F /	80
0494503600	ARMSTRONG FAMILY RANCH LLC	186
0494404300	LE BUCHE INVESTMENTS L P	160
0491802700	WHEELER TTEE CLARE R	190
0490305600	GARCIA GENE J & SUSANNE F	2
0494502000	BICKELL THOMAS E TTEE	178
0494404000	LE BUCHE INVESTMENTS L P	160
0494502400	LE BUCHE INVESTMENTS L P	79.36
0494404100	LE BUCHE INVESTMENTS L P	160
0494301105	RATTO JAMES & DEANA	120.98
0493501800	COOLEY RANCH COMPANY	619
0490210800	ALDEN STEVEN M 35%	40
0494503400	COOLEY RANCH COMPANY	280
0494503800	ARMSTRONG FAMILY RANCH LLC	264
0493402400	BRIDGES SCOTT SUCCTTEE	40
0490304500	ALDEN STEVEN M 1/2	118
1411901700	ANDERSEN TTEE LINDA J	38
0490303700	SOPOCI THOMAS STEVEN	80
0293604700	SINGING ROCK RANCH	160
0293600400	BURGER BEVERLY C TTEE	140
0491803200	WHEELER TTEE CLARE R	56
0494601100	COOLEY RANCH COMPANY	378.2
0491501000	STEPHENS EDWARD M & GAYLE	0
0491801800	PRONSOLINO RONALD J & JENN	58.65
0493504400	GALEAZZI GARY J & CAROLE L	287.78
0493504000	GALEAZZI GARY J & CAROLE L	273
0494403900	LE BUCHE INVESTMENTS L P	221.74
1410403800	ALDEN STEVEN M 39.80%	60
0490210500	ALDEN STEVEN M 39.80%	20
0491401400	MENDOCINO MOUNTAIN TOP LLC	16
0490400300	SCIOCCHETTI LOUIS F /	80
0490220700	FRIDLEY LOUIS MERLE & LILL	188.09
0491903100	FOPPIANO LOUIS M & HELAINE	216.15
0491502700	BARR KEVIN W SUCCTTEE	0
0491401700	ARREGUIN PACIANO JR SUCCTT	44
0491502600	BARR ROBERT A & MARY ANN T	0
0490401100	BLACKLIDGE LUKE A & CAROLY	88
0490304600	AMATO STEVEN P & LINDA A	50
1411901900	AMATO STEVEN P & LINDA A	79
0491702400	DOUBLE K LAND & STOCK LLC	40
0492101000	DOUBLE K LAND & STOCK LLC	44.25
0493900400	SOMENDO INC	640
0494404600	FOPPIANO LOUIS M & HELAINE	164.58
0490303300	DOUBLE K LAND & STOCK LLC	360
0494403700	SCHMIERER CARON TTEE 6/9	160
0494402600	RATTO JAMES & DEANA	1.25
0490402200	CONSERVATION FUND THE	188
0494600200	COOLEY RANCH COMPANY	683.04
0494600300	COOLEY RANCH COMPANY	714.08
0494503900	ARMSTRONG FAMILY RANCH LLC	254.27
0490305100	ALDEN STEVEN M 1/2	136.5
0492201900	FOPPIANO LOUIS M & HELAINE	200
0494503300	COOLEY RANCH COMPANY	379
0494300300	RATTO JAMES & DEANA	118.61
0493404600	LAWSONS CHRISTMAS TREES IN	120
0493404700	LAWSON ROBERT D TTEE	384.24
0493400900	THE DONALD J & MYRA ANNE YERION REVOCABLE INTE	160
0490307200	SCIOCCHETTI LOUIS F /	112

0490305700	CIRCUITS OF THE WIND LLC	1
0490303900	BLACKLIDGE LUKE A & CAROLY	120
0491800500	DOUBLE K LAND & STOCK LLC	162.46
0491902700	STEPHENS EDWARD M & GAYLE	90
0493900200	SOMENDO INC	334.7
0493401200	BRIDGES SCOTT SUCCTTEE	80
0494503700	ARMSTRONG FAMILY RANCH LLC	177
0492100600	SCHMIERER CARON TTEE	20
0492000400	DOUBLE K LAND & STOCK LLC	563.36
0491604700	SONOMA STATE UNIVERSITY TR	438
0494403001	RATTO JAMES & DEANA	83.62
1411904700	GOLDEN TURTLE ENTERPRISES	77.29
0490307600	GOLDEN TURTLE ENTERPRISES	82.49
0494301700	FOPPIANO LOUIS M & HELAINE	118.29
0494404900	FOPPIANO LOUIS M & HELAINE	100
0494300100	TRIONE VICTOR S SUCCTTEE 1	157.43
0492202400	FOPPIANO LOUIS M & HELAINE	160
0493503800	HOFFMAN FAMILY RANCH LLC	88.83
1411901500	SOLDANI JAMES	2.1
0493402300	BRIDGES SCOTT SUCCTTEE	40
0493402500	BRIDGES SCOTT SUCCTTEE	120
0494502600	SANDBORN RALPH E TTEE	176.46
0493502700	COOLEY RANCH COMPANY	1.9
0491902400	STEPHENS EDWARD M & GAYLE	15
0491903600	FOPPIANO LOUIS M & HELAINE	296
0493404100	SONOMA STATE UNIVERSITY TR	196
0493403900	BRIDGES SCOTT SUCCTTEE	42
0494400705	BICKELL THOMAS E TTEE	40
0494502205	BICKELL THOMAS E TTEE	42.19
0292005600	ALDER CANYON LLC	121
0492101200	TRIONE VICTOR S SUCCTTEE 1	400
0492101100	TRIONE VICTOR S SUCCTTEE 1	80
0493404000	SONOMA STATE UNIVERSITY TR	38
0494401000	FIORA BRETT R 1/4	41.07
0491605000	JOHNSON NANCY G TTEE	2
0494405700	FOPPIANO LOUIS M & HELAINE	160
0493401300	BRIDGES SCOTT SUCCTTEE	120
0493405100	GRANVILLE WEST LLC	410
0492506400	LAGUNITAS LIGHTNING LLC	138.56
0491604300	BARR KEVIN W SUCCTTEE	57
0492500900	SONOMA STATE UNIVERSITY TR	5
0494502700	SANDBORN RALPH E TTEE	268.87
0494402705	LE BUCHE INVESTMENTS L P	52.53
0494403300	RATTO JAMES & DEANA	40
0494403105	RATTO JAMES & DEANA	191.1
0292403000	BRADFORD PETER R & MARTHA	200
0492201300	SONOMA STATE UNIVERSITY TR	336
0491903000	SONOMA STATE UNIVERSITY TR	1769
0492200900	BICKELL THOMAS E TTEE	158
0492200600	SCHMIERER CARON TTEE 6/9	202
0493404200	BRIDGES SCOTT SUCCTTEE	125
0292402300	BRADFORD PETER R & MARTHA	40
0293005000	GARCIA BENJAMIN	41
0490502000	MAILLIARD RANCH	40
0293608200	JUDSON CHARLES F & CHRISTI	19.7
0293607300	OTTOBONI KAREN	164
0293607600	NTC & CO LLP	44
0293602300	MARQUART NICHOLAS J TTEE /	200
0492202600	FOPPIANO LOUIS M & HELAINE	121.4
0491902900	JOHNSON NANCY G TTEE	40
0493200100	SONOMA STATE UNIVERSITY TR	134.22
0491900500	SONOMA STATE UNIVERSITY TR	120

0293602500	SCAWTHORN CHARLES R TTEE 1	160
0293005200	GRIGG ANDREA DEL VALLE TTE	68
0293005100	WATKINS WARREN L TTEE	161
0293607900	WEPSALA GEORGE BRIAN & ANN	63.6
0492202100	FOPPIANO LOUIS M & HELAINE	120
0492202200	FOPPIANO LOUIS M & HELAINE	40
0491504100	PRONSOLINO RONALD J & JENN	40
0490212200	MAILLIARD RANCH	40
0490212100	MAILLIARD RANCH	160
0490221900	NEAL JAMES R	38
0490222100	PILE SYLVIA	15
0490221500	ALDEN JOHN W 1/2	40
1411904800	GOLDEN TURTLE ENTERPRISES	42.71
0492202000	FOPPIANO LOUIS M & HELAINE	40
0492202300	FOPPIANO LOUIS M & HELAINE	120
0492202500	FOPPIANO LOUIS M & HELAINE	80
0292604500	SQUIRREL AND THE CROSS LLC	27.2
1533500800	SCHONBERG DANIEL	40
1533501000	KUHN MATTHEW	21.3
1533600400	PEDERSEN JACK ALLEN SUCCTT	120
0292604700	SQUIRREL AND THE CROSS LLC	0.4
0292604800	GARY AND VIRGINIA ISLAND TRUST DATED MAY 9, 2002	0.03
0493504600	HOFFMAN FAMILY RANCH LLC	143
0493503600	HOFFMAN FAMILY RANCH LLC	82.71
0493504700	HOFFMAN FAMILY RANCH LLC	58
0490502700	MAILLIARD RANCH	383.57
1533500700	SCHONBERG DANIEL	80
1533500900	SCHONBERG DANIEL	2.4
1533500300	MENDOCINO REDWOOD COMPANY	56.37
0491402900	PRONSOLINO RONALD J & JENN	116.7
0491402500	MAILLIARD RANCH	40
0491402400	MAILLIARD RANCH	120
0491402600	MAILLIARD RANCH	40
0491402300	MAILLIARD RANCH	160
1533500500	PEDERSEN JACK ALLEN SUCCTT	40
1533000100	MENDOCINO REDWOOD COMPANY	203.57
0490211800	MAILLIARD RANCH	160
0490211900	MAILLIARD RANCH	160
0490221700	ALDEN JOHN W 1/2	11
0490104400	MAILLIARD RANCH	160
0490104000	MAILLIARD RANCH	160
0490211600	MAILLIARD RANCH	40
0490502300	MAILLIARD RANCH	160
0490502600	MAILLIARD RANCH	363.23
0490501900	MAILLIARD RANCH	120.93
0490502500	MAILLIARD RANCH	40
0490502200	MAILLIARD RANCH	100
0264405100	CONGAREE RIVER LLC	34
0264405400	PETERSEN DANE H & MARGARET	55.42
0492101700	FOPPIANO LOUIS M & HELAINE	120
0492101500	FOPPIANO LOUIS M & HELAINE	120
0492101400	FOPPIANO LOUIS M & HELAINE	138.87
0492101300	FOPPIANO LOUIS M & HELAINE	40
0262310600	HANDLEY MILLA TTEE ESTATE	15
0462609300	ISLAND GARY N & VIRGINIA A	106
0490103600	MAILLIARD RANCH	191.85
0490103400	MAILLIARD RANCH	157.82
0490103500	MAILLIARD RANCH	119.89
0490103700	MAILLIARD RANCH	161.53
0490105300	MAILLIARD RANCH	160
0292404700	MAILLIARD RANCH	60
0292405900	MAILLIARD RANCH	40

0292405800	MAILLIARD RANCH	40
0292403900	MAILLIARD RANCH	160
0292404100	MAILLIARD RANCH	120
0490501800	MAILLIARD RANCH	199.3
0292406200	MAILLIARD RANCH	10
0292404900	MAILLIARD RANCH	80
0292406000	MAILLIARD RANCH	80
0292406300	MAILLIARD RANCH	70
0292406400	MAILLIARD RANCH	58
0292406100	MAILLIARD RANCH	142
0292403800	MAILLIARD RANCH	80
0292404000	MAILLIARD RANCH	160
0292404600	MAILLIARD RANCH	20
0292703400	JOHNSON EVA H TTEE	75
0292405000	MAILLIARD RANCH	80
0292404400	MAILLIARD RANCH	40
0292404200	MAILLIARD RANCH	40
0292405300	MAILLIARD RANCH	40
0292604100	SQUIRREL AND THE CROSS LLC	0.51
0490502400	MAILLIARD RANCH	80
0460107400	HIRSCH ANITA	48
0490104600	MAILLIARD RANCH	200
0490101200	MAILLIARD RANCH	40
0490501700	MAILLIARD RANCH	200
0462608700	ISLAND GARY N & VIRGINIA A	22.5
0494405500	FOPPIANO LOUIS M & HELAINE	200
0494405000	FOPPIANO LOUIS M & HELAINE	160
0494405600	FOPPIANO LOUIS M & HELAINE	40
0492201800	FOPPIANO LOUIS M & HELAINE	40
0492202800	FOPPIANO LOUIS M & HELAINE	40
0492201700	FOPPIANO LOUIS M & HELAINE	40
0492202700	FOPPIANO LOUIS M & HELAINE	80
0492201400	FOPPIANO LOUIS M & HELAINE	40
0492201600	FOPPIANO LOUIS M & HELAINE	22.6
0492403300	FRONT PORCH FARM LLC	40
0492201500	FOPPIANO LOUIS M & HELAINE	80
0490501600	MAILLIARD RANCH	40
0494404700	FOPPIANO LOUIS M & HELAINE	120
0494404800	FOPPIANO LOUIS M & HELAINE	160
0494404500	FOPPIANO LOUIS M & HELAINE	98.42
0494301800	FOPPIANO LOUIS M & HELAINE	38.67
0494301900	FOPPIANO LOUIS M & HELAINE	80
0494405200	FOPPIANO LOUIS M & HELAINE	40
0494405300	FOPPIANO LOUIS M & HELAINE	40
0494405900	FOPPIANO LOUIS M & HELAINE	80
0494405100	FOPPIANO LOUIS M & HELAINE	20
0491801300		0

SUBMITTAL E – PLAN FOR PROVIDING SERVICES

Plan for Providing Services

The AVCSD provides services within its legal boundaries and within its sphere of influence outside those boundaries. The AVCSD board of directors has authorized the Fire Chief to pursue annexation of AVCSD's current SOI for the purposes of continuing to provide emergency services in this area. No other branches within the AVCSD currently serve or plan to increase serves into SOI at this time.

Description of Current Services: (Code 56653 b1 and b2)

Anderson Valley Fire Department (AVFD) is a service provided by AVCSD. The AVFD is an "All Risk" fire protection and Ambulance service and responds to fire, HAZMAT, medical emergencies, public assists, agency assists, and any other hazardous condition. AVFD has been providing BLS care as first responders on medical emergencies since its formation. In 2016 the AVFD gained new latent powers to provide ambulance services within the district under a merger with the old Anderson Valley Ambulance Service (AVAS). AVFD currently has 45 volunteers, 1 paid Fire Chief, 1 paid EMS Officer, and 1 paid Training Officer. Of the 45 members of the AVFD 18 are EMT's.

AVFD continues the formerly provided services by the AVAS, a community based 501(c)3 non-profit organization, that provided ambulance transportation services since the 1950's. The AVAS officially incorporated in 1972. AVAS provides BLS and LALS ambulance services in the Anderson Valley and beyond based on the local County response criteria.

Annexation

The AVFD has historically responded to emergencies that lie outside the AVCSD tax and benefit assessment base. AVCSD is now seeking to annex these areas, so that AVCSD's District Boundaries will more truly represent AVFD's response area.

- Financial Impact:
 - As the AVFD is currently responding to these areas suggesting that there would be no additional costs incurred by the AVCSD to annex the SOI. (Code 56824.12-1)
 - Property owners in the annexed areas would not see an increase in property taxes. They would however be subject to the current benefit assessment levy which was approved under AVCSD's Measure A. (Code 56824.12 - 2)
 - New construction in the annexation area would be subject to the existing development fee that the rest of the fire district is also subject to.
 - Currently AVCSD has contracts with a few property owners outside the District Boundaries but within AVFD's sphere of influence and response area. These property owners pay an annual fee to AVFD for fire protection. Individual property owners who are not under contract will be billed for services per the current fee approved by the AVCSD Board. Once the annexation occurs the impacted parcels would only be subject to the current benefit assessment.
 - AVFD and the community would benefit from this annexation by receiving additional funding through the AVCSD's existing Measure A "Benefit

SUBMITTAL E – PLAN FOR PROVIDING SERVICES

Assessment” for any parcels that qualify. Development Fees should be generated from any new rural expansion in this area. This revenue help support some of the existing infrastructure and services our fire department currently funds to respond into the proposed annexation area / SOI.

- AVCSD administrative staff process annual voluntary contracts with landowners within the SOI to avoid required billing for fire department services. This process would be removed and administrative staff time would become available to reallocated for regular department responsibilities.

- AVFD is the primary “All Risk” Fire department currently providing services in this area. CalFire has jurisdictional authority over all wildland fire incidents outside any incorporated areas and provides a joint response to these affected areas. CalFire also has an automatic aide agreement with AVFD under which CalFire responds when they’re available to assist. There would be no change in existing services or costs to the parcels in the affected area other than mentioned above. (Code 56824.12-3)

- There will be no change in the existing services provided to the impacted parcels. (Code 56824.12-4)

Summary

Annexation is a crucial step in correcting the financial base issue and contributing to the infrastructure needs for existing and future fire and emergency services. Reduction of administrative staff work load to process annual service agreement will allow funding to be reallocated to AVCSD operations. Annexation of the SOI will clean up the current issue of AVFD using tax monies generated within the legal district boundaries. AVCSD is attempting to rectify the illegal gift of public funds to respond to, and prepare to respond into the SOI.

Appendix D – AVCSD’s Organization Chart

