

# APPLICATION FOR ANNEXATION

Submitted to:  
Humboldt Local Agency Formation Commission  
1125 16th Street, Suite 202  
Arcata, CA 95521

Garberville Sanitary District  
P.O. Box 211  
Garberville, CA 95542  
By: Jennie Short  
Capital Projects Manager



April 2014

Title	Page Number
Cover	1
Table of Contents	2
Cover Letter for Application including Application Checklist	4
Humboldt LAFCo "CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION FORM"	8
Resolution 14-004: Resolution of Application to LAFCo for Change in Jurisdictional Boundary	20
<b>ATTACHMENT 1: TABLES</b>	<b>30</b>
Table 1. APNs proposed for Annexation	31
Table 2. Land Uses within Annexation Area	36
<b>ATTACHMENT 2: FIGURES for ANNEXATION APPLICATION FORMS</b>	<b>37</b>
Figure 1: Shows Existing Boundaries including: <ul style="list-style-type: none"> <li>a. the existing District Boundary (after 2002 annexation)</li> <li>b. the existing Place of Use as approved by the State Water Resources Control Board for the GSD Right to Divert Water License and Permit adopted October 2013</li> <li>c. LAFCo approved Sphere of Influence adopted March 2103</li> <li>d. Public Utilities Commission approved Garberville Water Company Service Area from 1978</li> </ul>	38
Figure 2: Overview of the parcels served with water or sewer	39
Figure 3: Overview of APNs inside the existing District Jurisdictional Boundary and areas annexation.	40
Figure 4: Area 1 - Bear Canyon Road and Redwood Drive	41
Figure 5: Area 2 - Connick Creek Waterline	42
Figure 6: Area 3 - Hillcrest Drive	43
Figure 7: Area 4 - Kimtu Meadows Subdivision	44
Figure 8: Area 5 - Leino Road and Sprowel Creek Road	45
Figure 9: Area 6 - Bear Creek Road, Bushnell Lane and Alderpoint Road	46

Title	Page Number
Figure 10: Existing Zoning	47
Figure 11: Existing Land Use Designations	48
Figure 12: This figure shows the GSD District Boundary that would be in effect upon approval of this annexation.	49
It also shows the areas that are designated for the water only service area.	
ATTACHMENT 3: Plan of Service	50
Figure 13: Parcels proposed for service off the Kimtu Waterline	57
Figure 14: Sewer Infrastructure	63
Figure 15: Water Infrastructure	65
ATTACHMENT 4: Applicable GSD and LAFCo Resolutions	65
ATTACHMENT 5: 3 LAFCo Staff Comment Letters on IS/MNDs and GSD Letter of Response to final LAFCo letter	84
ATTACHMENT 6: PROPERTY TAX REVENUE EXCHANGE DOCUMENTS	95
ATTACHMENT 7: Notice of Determinations, Filing Fees, and Final IS/MND Cover	98
ATTACHMENT 8: NOTICE OF INTENT TO ADOPT A RESOLUTION OF APPLICATION AND COMMENTS RECEIVED	104



# **GARBERVILLE SANITARY DISTRICT**

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

April 23, 2014

Humboldt Local Agency Formation Commission  
Attn: George Williamson, Executive Officer  
1125 16th Street, Suite 202  
Arcata, CA 95521

**SUBJECT: SUBMITTAL OF APPLICATION FOR ANNEXATION  
FROM GARBERVILLE SANITARY DISTRICT FOR INCLUSION OF EXISTING  
CUSTOMERS INTO JURISDICTIONAL BOUNDARY**

Dear George,

After many years of coordination between the Garberville Sanitary District, Local Agency Formation Commission (LAFCo), and County Planning Department staffs on the jurisdictional boundary and sphere of influence for the District, we are pleased to file the attached application for annexation. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

The assistance that you and your staff have provided during the pre-application consultations, the preparation of the Municipal Services Review, updating the Sphere of Influence, reviewing and commenting as a responsible agency on the various drafts of the Initial Study/Mitigated Negative Declaration, and the final preparation of this application was instrumental in our getting to this point. We believe that this application reflects the concerns that LAFCo has regarding our providing service outside of our existing Jurisdictional Boundary. Once the proposed Jurisdictional Boundary has been approved by the Commission, we will no longer be providing water or sewer service to any properties that are not within our Boundary.

Based upon the Humboldt LAFCo Application Checklist, I have assimilated the attached documents for processing through your Commission. Following is a table of the items from the checklist and comments on their submittal.



LAFCo Checklist Item	GSD Comments
A Application Form	Attached with signed indemnification agreement
B Petition or Resolution	Resolution 14-004 in Attachment 4
C Plan for Services	Attachment 3
D Site Maps	Attachment 2, Figures 1 - 12
E Geographic Description	<p>As previously agreed upon with LAFCo staff, this boundary description will be deferred until the end of the boundary reorganization process.</p> <p>Preparation of this document is anticipated by the District to be one of the conditions of approval for the Annexation Application.</p> <p>If required, the description and maps will be prepared in accordance with the State Board of Equalization requirements and processed through the Tax Areas Services Section.</p>
F Assessor Parcel Numbers	Attachment 1 Table 1
G Environmental Documents	<p>Attachment 7. Notice of Determinations showing the date filed with the County Clerk and State Clearinghouse, environmental filing fee receipt from the California Department of Fish and Game and cover from Final IS/MND.</p> <p>The complete Final IS/MND and comments received from all three IS/MNDs, and comment responses are contained on the CD enclosed and are available on the GSD website.</p>
H Landowner Consent	Not Applicable - GSD initiated Annexation
I Property Tax Revenue Exchange Agreement	Attachment 6 - Letter from County Administrative Office
J Pre-zoning Ordinance for City Annexations	Not Applicable
K Processing Fees	Check # ?? in the amount of \$7,000 as deposit for processing costs
Public Hearing Notice Mailing Lists	Appendix A - Radius Map, mailing labels of landowners and registered voters.

As you are aware, the District went through a lengthy CEQA process which included multiple iterations of circulating two initial study/mitigated negative declarations and producing a final IS/MND. With each iteration, we would add information that was requested by commenters and we deemed necessary to support the conclusions that were presented in the document. This CEQA analysis included a water capacity study in which the District determined that there is sufficient water supply to service the APNs in the existing boundary plus those being added at full build-out based upon existing zoning and land use designations. The vast majority of these APNs are already customers. In September 2013 the District's Board of Directors adopted the final IS/MND and we filed a Notice of Determination with the Humboldt County Clerk and the State Clearinghouse. No challenge to the NOD was filed. The public comments received during these processes, along with the responses are on the CD if you need them.

LAFCo provided comments to all three IS/MNDs. These comments are dated July 8, 2013, May 17, 2013, and April 6, 2012. LAFCo requested that the District provide responses to the most recent comment letter. Those letters along with the District's response is contained in attachment 5.

The State Water Resources Control Board Division of Water Rights has already taken action on our Petition to Change the Place of Use for our surface water diversion. The adopted POU is the same as the proposed Jurisdictional Boundary. The State Waterboard also filed a NOD with the State Clearinghouse based upon our IS/MND for their action. That NOD is in attachment 7. This is what the District anticipates that the Commission will do to support your action on the annexation request.

We publicly noticed the project twice during the CEQA process. Both times we placed the notice in the newspaper and direct mailed the notice to the 84 APNs plus the surrounding properties. We have received no comments from property owners within the annexation area and no indication that they don't want to be annexed into the District Boundary. Due to the size of the annexation and that numerous properties are owned by persons living outside of Humboldt County, we have not attempted to obtain land owner consent from the 84 property owners.

We also provided a 21-day notice to potentially affected agencies of our intent to adopt a resolution of annexation. We did receive one comment from an agency during. The comment was from the Humboldt County DHHS Division of Environmental Health, and consisted of their reaffirming their desire that the Rivercrest Mutual Water Company be annexed into the District's Jurisdictional Boundary. I have attached their comment and my acknowledgement in Attachment 8.

During the CEQA process we received comments from the Southern Humboldt Community Park emphatically describing their desire to be included in this proposed boundary, but the GSD Board of Directors has determined that their property is not to be included at this time. We do anticipate that at some point in the future, and in conjunction with their various applications before the Humboldt County Planning Commission, that the Park will be applying separately for annexation into the District.

This annexation application does contain a request for the Commission to revisit the conditions adopted for the Kimtu Waterline in resolution 10-06 and to allow us to reconnect specific APNs to the Kimtu Waterline utilizing the existing stub-outs that the Commission approved May 2012 in Resolution 12-07. The Plan of Service in Attachment 3 contains a detailed discussion of the Kimtu waterline history, LAFCo conditions, and what the District is requesting. Figure 13 in

Attachment 3 depicts the locations of the 13 APNs that we would like permission to connect to the Kimtu Waterline.

A CD with an electronic copy of the application materials is also included. This CD also contains Appendix A data for the PUBLIC HEARING NOTICE MAILING LIST DOCUMENTS and the spreadsheets received from Humboldt County with mailing addresses and situs addresses for the annexation APNs and surrounding APNs. The printed mailing labels are also appended.

Based upon conversations with LAFCo staff, I understand that I will be allowed to make a brief presentation to the Commission during their May meeting supplying an overview the annexation application as submitted to LAFCo, and that the public hearing will be held during the July Commission meeting.

The District looks forward to completion of this project and would be happy to answer staff or Commission questions and provide additional documentation throughout this process as needed. Please don't hesitate to contact me if you need anything further to process this application. Again, thank you for all the time and assistance you and your staff have provided in getting us to this point.

Respectfully,

**DRAFT**

Jennie Short  
Capital Projects Manager

Enclosures: Annexation Application with 8 Attachments

## CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION FORM

### PROPOSAL DESCRIPTION

1. Type of proposal:

	<i>Affected Agencies (Cities and/or Special Districts)</i>	<i>Related Jurisdictional Changes (Annexation, Detachment, Sphere Amendment, etc.)</i>
1.	<b>Garberville Sanitary District</b>	<b>Annexation</b>
2.		
3.		
4.		

2. Title of proposal:

<b>GSD Annexation of GWC Serviced Properties</b>
--

3. The proposal was initiated by:

- Resolution of Application  
 Landowner/Registered Voter Petition

4. Does the proposal have 100 percent property owner consent?

- Yes  
 No

5. Applicant:

<i>City/District/Chief Petitioner</i>	<b>Garberville Sanitary District (GSD)</b>
<i>Street Address</i>	<b>919 Redwood Dr</b>
<i>City/State/Zip</i>	<b>Garberville CA 95542</b>

6. Designated Contact Person:

<i>Name</i>	<b>Jennie Short</b>
<i>Telephone</i>	<b>707-223-4567</b>
<i>E-mail</i>	<b>jshort@garbervillesd.org</b>

## GENERAL INFORMATION

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

In November of 2004, GSD purchased the privately owned Garberville Water Company (GWC). The service boundaries for GSD and GWC were different. GSD continued to provide service to all parcels regardless of whether they were in the GSD Jurisdictional Boundary.

During the analysis for the MSR/SOI Update, it became apparent that there was a need to annex in the numerous parcels that are outside the GSD Boundary. This action will make the GSD boundary consistent with areas that are currently receiving water. Within the proposed District boundary, the majority will be served by both water and sewer. There is a subset of the area within the boundary that is proposed for limited services. This proposed limitation is for a water only service area overlay.

In general, the District is proposing to annex 84 APNs into the Jurisdictional Boundary. Attachment 1 Table 1 contains a detailed listing of the APNs that are included in the annexation.

Attachment 2, Figure 3 and 12 shows an overview of the proposed boundary and service areas.

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

The annexation area consists of 84 APNs which are all within the District's Sphere of Influence. These 84 APNs have been broken down into 6 areas based upon geographical location around the existing jurisdictional boundary. The tables and figures have been notated with these areas and titles.

### Area 1: Bear Canyon Road and Redwood Drive

Connections within this area are located along Bear Canyon Road, Redwood Drive, or Bushnell Lane. This area includes the Waste Water Treatment Plant. Of the 17 APNs in this area, 4 are undevelopable, 2 could be developed as industrial, 4 are within a "Housing Opportunity Zone," that are residential uses, 2 are public facilities, and the rest do not have additional development potential beyond the current uses. All but two of the developable APNs are water customers. See Figure 4 in Attachment 2.

### Area 2: Connick Creek Subdivision

As part of Instrument Number 2010-22217-9 recorded on October 8, 2010, the Connick Creek Subdivision Association's private water line has the potential to provide 11 water connections (8 within the Connick Creek subdivision, 1 adjacent to the Connick Creek subdivision [APN 222-156-012], and 2 along the private water line [APN 223-156-025]) of which 10 have meters set. Only 10 of these 11 connections (9 APNs) are proposed for annexation. APN 222-156-012 does not have any services and the District does not foresee servicing this parcel in the near future.

For APN 223-156-025, only the small area immediately surrounding the two existing single family residences is proposed for annexation. These two houses are currently serviced and have meters set. The APN is very large, and the District does not foresee servicing the remainder of this parcel in the near future. The District's IS/MND notes that in lieu of annexing these two areas, the two SFRs on APN 223-156-025 could be approved by LAFCo as an out of area service as they would meet the criteria for emergency service under the "POLICIES AND PROCEDURES FOR CITIES AND DISTRICTS TO PROVIDE SERVICES OUTSIDE AGENCY BOUNDARIES" adopted

November 14, 2012 by LAFCo.

Of the 8 APNs within the Connick Creek subdivision, 3 APNs are active water service customers. Two other APNs have an account with GSD for the connection to a water meter only. The remaining 3 APNs are not current GSD customers; one is developed with a SFR, but is using its own water source and the other two are undeveloped.

Humboldt County approved this subdivision with the knowledge that the water supply was to be from the Garberville Water Company. No sewer service is proposed for this area.

See Figure 5 in Attachment 2

**Area 3: Hillcrest Drive/Downtown Area**

This area contains 9 APNs and all 9 are proposed for annexation for both water and sewer services. Seven APNs are water customers. One APN is undeveloped and could become a new customer. One APN is the District's water tank. Eight APNs could become sewer customers. See Figure 6 in Attachment 2.

**Area 4: Kimtu Meadows Subdivision**

The Kimtu Meadows Subdivision is located two miles west of Garberville and all APNs are outside of the existing GSD boundary; therefore, all are proposed for annexation into the GSD boundary. LAFCo approved an out of area water services for these parcels in 2010. LAFCo Resolution 10-06 is in Attachment 4.

There are a total of 24 APNs in this area. Four of them are small undevelopable APNs that contained the Kimtu Mutual Water Company's infrastructure. The other 20 are water customers. See Figure 7 in Attachment 2.

**Area 5: Leino Road/Sprowel Creek Road**

Connections within this area are located along Leino Road or Sprowel Creek Road. There are 17 APNs proposed for annexation. Ten are existing water customers. No sewer service is proposed in this area.

Of the 17 APNs; 3 are undevelopable; 3 residences within a Housing Opportunity Zone; 4 are vacant and not current GSD customers (they could support a SFR), 1 APN has the potential for 3 SFRs and; 5 have a SFR. See Figure 8 in Attachment 2.

**Area 6: Bear Creek Road, Bushnell Lane, and Alderpoint Road**

The Meadows Subdivision is within the north part of the existing District. This area consists of 8 APNs and all 8 are proposed for annexation for both water and sewer services. Four APNs are undevelopable and one is the Cal Fire station. Two were specified as "exceptions" in the LAFCo approved annexation in 1978. Three were not included in the 2002 annexation because they did not have sewer service being extended to them. These three APNs on Bushnell Drive have water service, but not sewer service, and are not currently within the District boundary. See Figure 9 in Attachment 2.

**POPULATION AND HOUSING**

1. What is the current population of the subject territory?  
**Approximately 73**

2. If the proposal includes development, what is the estimated population of the proposal area?

**The proposal does not include development. The change in boundary could result in an increased population of 34 residents (based on development of 14 single family residences), assuming an average household size of 2.4 persons indicated in the 2010 Census for Humboldt County. There could be additional density as a result of a "Housing Opportunity Zone" or second dwelling unit, but this is considered unlikely because previous trends in development in Garberville and Humboldt County, which are slow.**

3. Number of registered voters within the subject territory.

**There are 51 registered voters within the subject territory as per information received from Humboldt County Elections Department**

4. Number of landowners within the subject territory.

**There are 55 landowners within the subject territory as per information received from the Humboldt County Assessor Office.**

5. Number of parcels within the subject territory.

**There are 84 parcels to be annexed into the district's boundary. 61 are proposed to be included in the water only service area. 23 into the water and sewer service area.**

**See Table 1 in Attachment 1 for detailed Information by Assessor Parcel Number for Parcels proposed for Annexation**

6. What is the proximity of the subject territory to other populated areas?

**The community of Redway is approximately two miles north of subject territory and the community of Benbow is about one mile south of subject territory. The subject territories are along the outside edges of the town of Garberville.**

7. What is the likelihood of significant growth in the area, and in adjacent areas within the next ten years?

**Growth in the next 20 years within the District is anticipated to be low. The District contains mostly low and medium density residential and commercial uses in the downtown area, with limited available land for urban-type development. The GSD serves approximately 847 residents and 353 connections within its existing boundaries. It is estimated (based on a 5% growth rate) that the 2030 projected population potentially served by the District would be 936 residents and 390 housing units, or an additional 89 residents and 37 housing units.**

8. Number and type of existing dwelling units:

**There are 54 existing dwellings including 1 waste water treatment plant, 1 fire station, 1 Caltrans, 1 PG&E facility, 1 propane gas facility (2 APNs), 1 private business, and 47 SFR.**

**Table 1 in Attachment 1 contains detailed Information by Assessor Parcel Number for parcels proposed for Annexation**

9. Give a summary of regional housing needs and to what extent will the proposal assist in achieving its fair share of regional housing needs?

**Although the housing needs of the very low income and the shelter needs of the homeless are not being adequately met, the supply of land available for multi-family housing is constrained by infrastructure limitations and zoning. This project will not be achieving its fair share of regional housing needs because the purpose of this project is not to facilitate addition development. Rather the project is intended to update the boundaries with areas of existing service.**

10. To what extent will this proposal promote "environmental justice" (fair treatment of people of all races, cultures and income) with respect to the location of public facilities and provision of public services:

**Given that the project is not expected to induce substantial growth or extend services beyond areas of existing public services, the project would not contribute to any cumulative public services impacts.**

**The public facilities are already in place to service these areas, so there is no consideration for environmental justice as this is for documentation of existing circumstances.**

#### LAND USE AND ZONING

1. What is the total assessed value of properties (land and improvements) within the subject territory? (Note: you are encouraged to provide this information along with any existing assessments in a separate spreadsheet).

**The total assessed value of properties (land and improvements) is \$11,849,463. See (Table 1 in Attachment 1) Detailed Information by Assessor Parcel Number for Parcels proposed for Annexation**

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

**Additional detail can be found in answer 2 and Table 1 in attachment 1.**

**Connections located along Bear Canyon Road and Redwood Drive are generally commercial in nature. They include the District's Waste Water Treatment Plant, P G & E, Caltrans, Renner Petroleum, and Blue Star Gas.**

**Hillcrest Drive, Leino Lane, Sprowel Creek Road, the Kimtu Subdivision, and Bushnell Lane are all residential in nature.**

**The Connick Creek Subdivision is residential and has 4 single family residences constructed. 4 APNs are vacant. There are also 2 single family residences on APN 223-156-025.**

**Along Alderpoint Road there is the Cal Fire (Forest Service Fire Station) and one that was owned by the County of Humboldt (Old Dump Site).**



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

**The District is within and subject to the land use policies in the Garberville- Redway- Alderpoint-Benbow Community Plan adopted June 30, 1987, in addition to the Framework Plan and Zoning Regulations.**

**The General Plan designates approximately 6.7 percent of the land in the District boundaries as Commercial General and Commercial Services. About 8.2 percent is Residential Low Density, Residential Medium Density and Agricultural Suburban. Additional information can also be found in the GSD MSR and SOI table that was in the documents adopted by LAFCo in March 2013.**

**See Table 2 in Attachment 1 for Existing General Plan Land Use Designations in District Boundary**

**For existing land use designations within and adjacent to the existing GSD boundaries and SOI. See Figure 11 in Attachment 2**

**For existing zoning See Figure 10 in Attachment 2**

4. Describe any proposed change in land use and zoning as a result of the proposal (including, if applicable, pre-zoning by an affected city).

**The project does not include any change to land use designation or zoning; rather it updates the existing District boundary to match existing conditions.**

5. Is the proposal consistent with city or county general plans, specific plans, and or other adopted land use policies?

**Yes, the proposal is consistent with the policies in the Garberville-Redway-Alderpoint-Benbow Community Plan, adopted June 30, 1987, in addition to the Framework Plan and Zoning Regulations.**

6. Will the proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and the number of units or facilities).

**No development is proposed by the proposal. The areas being annexed have had water service available to them for many decades, and either have been developed or could have been developed. The proposed change in the GSD Boundary only changes the agency that has jurisdiction over the water service to those areas. The purpose of this project is not to facilitate additional development. Rather the project is intended to update the boundaries with areas of existing service.**

7. If development is proposed, what discretionary approvals are needed? Be specific regarding subdivision maps, conditional use permits or other entitlements.

**The GSD Board of Directors adopted IS/MND and NOD for the project contains specific mitigation measures in the “Proposed Mitigation Measures, Monitoring, and Reporting Program” that are pertinent to this question. They are:**

**“Mitigation Measure No. 1.** The GSD Board of Directors shall adopt an ordinance that, at a minimum, states that any future development or intensification of use within the GSD boundary or future annexations or outside agency boundary service that relies on connection to the GSD water or sewer services for implementation will be reviewed by the GSD prior to approval by the County. A “will serve” letter will be provided by GSD to Humboldt County and the project applicant, indicating the ability of the GSD to provide a service connection based upon the current water and/or wastewater system capacity to provide that service. If sufficient water or wastewater service is not available, the applicant will be denied service until such time that the service is available. This ordinance will also identify the location of the water and sewer service area and only water service area overlay. These areas are shown on Figure 16. GSD shall notify Humboldt County of the new ordinance so that it will be included in current planning activities.

*Timing for Implementation/Compliance:* After LAFCo approval or conditional approval  
*Person/Agency Responsible for Monitoring:* GSD and Humboldt County Planning and Building Department

*Monitoring Frequency:* Not applicable

*Evidence of Compliance:* Adoption of an ordinance by GSD

**Mitigation Measure No. 2.** The GSD Board of Directors shall adopt a resolution stating that the Connick Creek Subdivision as described in this IS/MND is responsible for any maintenance necessary to ensure that distribution meets appropriate and applicable regulations for providing water service from the private water line. The resolution shall state that the GSD is not responsible for any costs or maintenance associated with provision of water in this area other than from the master meter described in agreement recorded on October 8, 2010, as Instrument # 2010-22217-9. The resolution shall note that annexation of the Connick subdivision is not intended to constitute a modification, express or implied, of the October 8, 2010, agreement (recorded as Instrument # 2010-22217-9), or an expansion of any rights or interests any member of the Connick Creek Subdivision Association possess under said agreement.

*Timing for Implementation/Compliance:* After LAFCo approval or conditional approval

*Person/Agency Responsible for Monitoring:* GSD and LAFCo

*Monitoring Frequency:* Not applicable

*Evidence of Compliance:* Resolution by the GSD Board of Directors

**Mitigation Measure No. 3.** The GSD Board of Directors shall adopt a resolution stating that in the future, all new connections that are guaranteed through existing agreements that are outside of the GSD boundary must satisfy all planning and building regulations at the owner’s cost and expense. Specifically, the area adjacent to the Connick Subdivision includes APN 222-156-012, which is a party to the agreement recorded on October 8, 2010, as Instrument Number 2010-22217-9. This APN does not have an existing water connection. No service will be provided until the property owner petitions the District for water service and appropriate approvals have been granted by all appropriate agencies including, but not be limited to the SWRCB DWR, County of Humboldt, and Humboldt LAFCo.”

**Note that the timing for the implementation of these mitigation measures is following LAFCo action on the application with either approval or conditional approval. Any LAFCo conditions of approval for the annexation will be reflected in the final version of these ordinances and resolutions.**

8. What is the effect of this proposal on agricultural or open-space lands within and adjacent to the subject territory? If the subject territory is subject to a Williamson Act contract, please provide a copy of the contract(s) along with any amendments.

**The proposed annexation does not include any parcel subject to the Williamson Act. However, there are areas that are zoned agricultural exclusive and agricultural grazing within the annexation area. They are areas that have been subdivided and are developed. These areas were discussed and detailed in the Final Initial Study/Mitigated Negative Declaration in Attachment 7.**

**The project does not propose physical changes to the environment. The proposed project is located in some agricultural areas, but they are currently provided water service or have a planned future use as part of a County-approved subdivision, so this project does not propose to convert any prime agricultural soils directly.**

**This project is restricted to areas of historical service; any future development or change in land use within the project area will be subject to the General Plan and zoning designations set forth in the Humboldt County General Plan and Building Codes.**

**PUBLIC SERVICES**

1. List which agencies presently provide public services to the subject territory, and which are proposed to provide service. If not applicable or no change, please indicate accordingly.

	<i>Present Provider</i>	<i>Proposed Provider</i>
<i>Sewer</i>	<b>Garberville Sanitary District</b>	<b>No Change</b>
<i>Water</i>	<b>Garberville Sanitary District</b>	<b>No Change</b>
<i>Fire</i>	<b>Garberville Fire Protection District</b>	<b>No Change</b>
<i>Police</i>	<b>Humboldt County Sheriff Department</b>	<b>No Change</b>
<i>Recreation</i>	<b>None</b>	<b>No Change</b>
<i>Roads</i>	<b>Humboldt County Public Works Department</b>	<b>No Change</b>

<i>Drainage</i>	<b>Humboldt County Public Works Department</b>	<b>No Change</b>
<i>Street Lighting</i>	<b>None</b>	<b>No Change</b>
<i>Other</i>	<b>None</b>	<b>No Change</b>

2. Describe the adequacy of current public services in the subject territory.

**The wastewater system is operating below its capacity, and is capable of serving the additional development that could result from this project and the other related cumulative projects identified.**

**The existing water system has sufficient water supplies available to serve any potential future development on APNs that are part of the project within existing zoning and land use designations, from the existing license and permit. The CEQA IS/MND contains extensive discussion on the water supplies and storage capacities within the system.**

3. Describe the probable future need for public services (including facilities) in the subject territory.

**The project will not require any new public facility. Given that the project is not expected to induce substantial growth or extend services beyond areas of existing public services, the project would not contribute to any cumulative public services impacts. There will be some areas added for sewer service that will need sewage collection lines.**

4. What will be the effect of this proposal, or alternative courses of action, on the cost and adequacy of services and controls within the subject territory and surrounding areas?

**No effect. The annexation project is to update the District's boundary with the existing areas of current services and the existing services will remain the same. These customers are billed on the same rate structure as the rest of the customers.**

5. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services.

**The GSD's license and permit maximum diversion of 80 million gallons per year is sufficient to accommodate the average total water consumption at build out with approximately 7,044,346 gallons per year excess. Other than the maximum year of 1999, there has been no other year since 1977 for which the diversion would have exceeded the allowable 80 million gallons after factoring in all of the non-consuming parcels and the development potential in the annexation areas.**

**See Summary of Water Consumption (Table 3 in Attachment 1)**

6. Will the future delivery of services by any other public agency or service provider be affected by this proposal? If yes, list the agencies and indicate any comments received from these agencies. (Note: applicants must contact affected agencies prior to filing an application with LAFCo)

**No other public agencies will be affected by this proposal.**

## FINANCIAL INFORMATION

1. How will public services be financed? List any assessments, taxes, fees or other charges to be levied as part of this proposal, or levied in the near future. (Note: a fiscal analysis and/or budget may be required).

**The infrastructure is either already constructed or is currently under construction and has been fully funded.**

2. Does any affected agency have any existing bonded indebtedness for which the subject territory will become/remains liable? If so, please indicate taxpayer cost.

**All existing indebtedness for GSD is accounted for in the current rate structure for water and sewer rates. These parcels have been paying these rates, and therefore will be no additional liability undertaken by these parcels being annexed into the District's Boundary.**

## SPHERE OF INFLUENCE

1. Is the subject territory within the existing sphere of influence of the affected agency?

Yes

No

2. If the proposal includes a request for a city or district sphere of influence amendment/update, justify the proposed changes with respect to the five sphere criteria listed in Government Code Section 56425(e):

"The present and planned land uses in the area, including agricultural and open-space lands."

"The present and probable need for public facilities and services in the area."

"The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide."

"The existence of any social or economic communities of interest in the area."

"For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence."

3. If the proposal includes a city sphere of influence amendment/update, provide a written statement that describes whether an agreement on the sphere change between the city and county was achieved pursuant to Government Code Section 56425(b-d). Describe the elements of the agreement (such as, development standards, boundaries, and zoning requirements) and provide a copy of the written agreement.
4. If the proposal includes a special district sphere of influence amendment/update, provide a written statement, pursuant to Government Code Section 56425(i-j), that specifies the following: (a) the functions or classes of services provided by those districts; and (b) the nature, location, and extent of any functions or classes of services provided by existing districts.

## NOTIFICATION

1. Provide the names and contact information of the primary persons or agents who are to receive information requests, staff reports and notices:

<i>Name</i>	<i>Telephone</i>	<i>E-mail Address</i>
<b>Jennie Short</b>	<b>707-223-4567</b>	<a href="mailto:jshort@garbervillesd.org"><b><u>jshort@garbervillesd.org</u></b></a>
<b>Ralph Emerson</b>	<b>707-923-9566</b>	<a href="mailto:remerson@garbervillesd.org"><b><u>remerson@garbervillesd.org</u></b></a>
<b>Tina Stillwell</b>	<b>707-923-9566</b>	<a href="mailto:tstillwell@garbervillesd.org"><b><u>tstillwell@garbervillesd.org</u></b></a>

## STANDARD INDEMNIFICATION AGREEMENT

Should the Humboldt Local Agency Formation Commission (hereinafter referred to as "LAFCo") be named as a party in any litigation (including a "validation" action under California Civil Code of Procedure 860 et seq.) or administrative proceeding in connection with a proposal, the Garberville Sanitary District (hereinafter referred to as "Applicant") agrees to indemnify, hold harmless and reimburse LAFCo for all reasonable expenses and attorney fees in connection with the defense of LAFCo and for any damages, penalties, fines or other costs imposed upon or incurred by LAFCo should LAFCo be named as a party in any litigation or administrative proceeding in connection with his/her/its application.

This obligation includes the obligation to reimburse LAFCo, its officers, employees and agents for any court costs, or attorney fees, which LAFCo, its officers, employees or agents are required by a court to pay, as a result of such claim, action or proceeding. LAFCo agrees to notify the Applicant of any such claim, action or proceeding promptly after LAFCo becomes aware that such action has been taken. LAFCo agrees to cooperate in the defense provided by the Applicant.

Additionally, LAFCo may participate in the defense of the claim, action or proceeding at LAFCo's expense, but such participation will not relieve the Applicant of Applicant's defense and indemnification obligations. However, if Applicant defends LAFCo with a reservation of rights or with any conditions other than an unqualified and full agreement to defend and indemnify, at the sole discretion of LAFCo, Applicant will also pay reasonable attorney's fees and expenses for separate counsel, selected by LAFCo, for LAFCo's participation in the defense.

\_\_\_\_\_  
Authorized Representative Signature

Jennie Short, Capital Projects Manager  
Print Name of Authorized Representative

Garberville Sanitary District  
Print Name of Organization

Date \_\_\_\_\_



# GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

## RESOLUTION NO. 14-004

**A RESOLUTION OF THE GARBERVILLE SANITARY DISTRICT BOARD OF DIRECTORS REQUESTING THE LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR THE CHANGE OF ORGANIZATION (ANNEXATION) and AUTHORIZING AN APPLICATION TO THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION REQUESTING THAT THE PROPERTIES LISTED IN TABLE 1 BE ANNEXED INTO THE GARBERVILLE SANITARY DISTRICT JURISDICTIONAL BOUNDARY**

**WHEREAS**, the Garberville Sanitary District Board of Directors 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, for a change of organization consisting of the annexation of territory to the Garberville Sanitary Jurisdictional Boundary; and

**WHEREAS**, pursuant to Revenue and Taxation Code Section 99.01, prior to a jurisdictional change that will result in a special district providing services to an area where those services have not previously been provided, the special district must negotiate an exchange of property tax increment to be generated in the area subject to the jurisdictional change; and,

**WHEREAS**, Revenue and Taxation Code Section 99(b)(6) requires that each local agency adopt a resolution agreeing to accept the negotiated exchange of property tax revenues, if any, and to transmit a copy of such resolution to the Local Agency Formation Commission; and

**WHEREAS**, the District bases its sewer service charges, and its sewer connection fees, on the estimated reasonable cost of providing the services for which the charges and fees are respectively imposed, and charges them to the party receiving such service; and

**WHEREAS**, pursuant to Section 56654 of the California Government Code, notice of intent to adopt this resolution of application was given to the Humboldt County Local Agency Formation Commission, interested agencies and subject agencies at least twenty-one (21) days before the adoption of this resolution; and

**WHEREAS**, on April 22, 2014, this Board conducted a public hearing based upon this notification; and

**WHEREAS**, on October 8, 2010, an agreement between the Connick Creek Subdivision Associations and the Garberville Sanitary District was recorded as Instrument Number 2010-22217-9, and contained various terms and conditions including that all infrastructure, except the water meters, continue to be managed by the Connick Creek Subdivision Association. The recorded agreement further states that GSD will not be responsible for maintenance or modifications of any water infrastructure to serve this area. Annexation of the Connick Creek Subdivision and other areas served off the private waterline, is not intended to constitute a modification, express or implied, of the October 8, 2010, agreement or an expansion of any rights or interests any member of the Connick Creek Subdivision Association possess under said agreement.



**WHEREAS**, the principal reasons for the proposed annexation are as follows:

1. In November 2004 the Garberville Sanitary District purchased the assets of the Garberville Water Company, a privately held water company, and the Public Utilities Commission approved service area of the GWC was significantly larger than the Jurisdictional Boundary of the Garberville Sanitary District; and
2. The Garberville Sanitary District is committed to continuing to service the GWC customers; and
3. All of the affected territory currently has access to domestic water and wastewater service from the Garberville Sanitary District; and
4. Most of the affected parcels are currently receiving domestic water and/or sewer service from the Garberville Sanitary District; and
5. The proposed annexation involves multiple properties and was initiated by the Garberville Sanitary District in an effort to remedy the discrepancy between areas served and the Jurisdictional Boundary; and
6. The subject properties are currently located within in the Garberville Sanitary District's Sphere of Influence as adopted by the Humboldt County Local Area Formation Commission (LAFCo) in March 2013; and

**WHEREAS**, only the Garberville Sanitary District would be affected by the proposed jurisdictional changes; and

**WHEREAS**, the territory proposed to be reorganized is inhabited, and a map of the boundaries of the territories to be annexed are attached hereto as Exhibit A and by this reference incorporated herein; and

**WHEREAS**, this Board certifies that the annexation and service by the District for water and sewer service is not in conflict with the General Plan; and

**WHEREAS**, pursuant to Resolution No. 13-008, and based upon the complete record, including the Initial Study, comments regarding the Initial Study, and responses to such comments, the Board determined that the proposed project will not have a significant effect on the environment, adopted the Negative Declaration prepared for the project, and filed the Notice of Determination with the Humboldt County Clerk and State Clearinghouse (SCH#2012032025); and

**WHEREAS**, a Mitigation Monitoring Plan was adopted by the Board of Directors on September 24, 2013, which consisted of:

*Mitigation Measure No. 1. The GSD Board of Directors shall adopt an ordinance that, at a minimum, states that any future development or intensification of use within the GSD boundary or future annexations or outside agency boundary service that relies on connection to the GSD water or sewer services for implementation will be reviewed by the GSD prior to approval by the County. A "will serve" letter will be provided by GSD to Humboldt County and the project applicant, indicating the ability of the GSD to provide a service connection based upon the current water and/or wastewater system capacity to provide that service. If sufficient water or wastewater service is not available, the applicant will be denied service until such time that the service is available. This ordinance will also identify the location of the water and sewer service area and only water service area overlay. These areas are shown on Figure 16. GSD shall notify Humboldt County of the new ordinance so that it will be included in current planning activities.*

*Timing for Implementation/Compliance: After LAFCo approval or conditional approval*  
*Person/Agency Responsible for Monitoring: GSD and Humboldt County Planning and Building Department*  
*Monitoring Frequency: Not applicable*  
*Evidence of Compliance: Adoption of an ordinance by GSD*

*Mitigation Measure No. 2. The GSD Board of Directors shall adopt a resolution stating that the Connick Creek Subdivision as described in this IS/MND is responsible for any maintenance necessary to ensure that distribution meets appropriate and applicable regulations for providing water service from the private water line. The resolution shall state that the GSD is not responsible for any costs or maintenance associated with provision of water in this area other than from the master meter described in agreement recorded on October 8, 2010, as Instrument # 2010-22217-9. The resolution shall note that annexation of the Connick subdivision is not intended to constitute a modification, express or implied, of the October 8, 2010, agreement (recorded as Instrument # 2010-22217-9), or an expansion of any rights or interests any member of the Connick Creek Subdivision Association possess under said agreement.*

*Timing for Implementation/Compliance: After LAFCo approval or conditional approval*  
*Person/Agency Responsible for Monitoring: GSD and LAFCo*  
*Monitoring Frequency: Not applicable*  
*Evidence of Compliance: Resolution by the GSD Board of Directors*

*Mitigation Measure No. 3. The GSD Board of Directors shall adopt a resolution stating that in the future, all new connections that are guaranteed through existing agreements that are outside of the GSD boundary must satisfy all planning and building regulations at the owner's cost and expense. Specifically, the area adjacent to the Connick Subdivision includes APN 222-156-012, which is a party to the agreement recorded on October 8, 2010, as Instrument Number 2010-22217-9. This APN does not have an existing water connection. No service will be provided until the property owner petitions the District for water service and appropriate approvals have been granted by all appropriate agencies including, but not be limited to the SWRCB DWR, County of Humboldt, and Humboldt LAFCo.*

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

1. This Resolution of Application is hereby adopted and approved, and the Local Agency Formation Commission of Humboldt County is hereby requested to take proceedings in the matter of the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
2. The Board of Directors of the Garberville Sanitary District hereby agrees to a zero exchange of property taxes on the property in Table 1 in Exhibit B, as detailed above.
3. Staff is directed to submit an application for annexation for the properties identified in Table 1 to the Humboldt County Local Agency Formation Commission.
4. The Capital Projects Manager is authorized to sign the Standard Indemnification Agreement on behalf of the Board.

Passed and adopted by the Garberville Sanitary District's Board of Directors on April 22, 2014 during a regular business meeting, by the following vote:

AYES: Directors \_\_\_\_\_

NOES: Directors \_\_\_\_\_

EXCUSED: Directors \_\_\_\_\_

\_\_\_\_\_, Chairperson

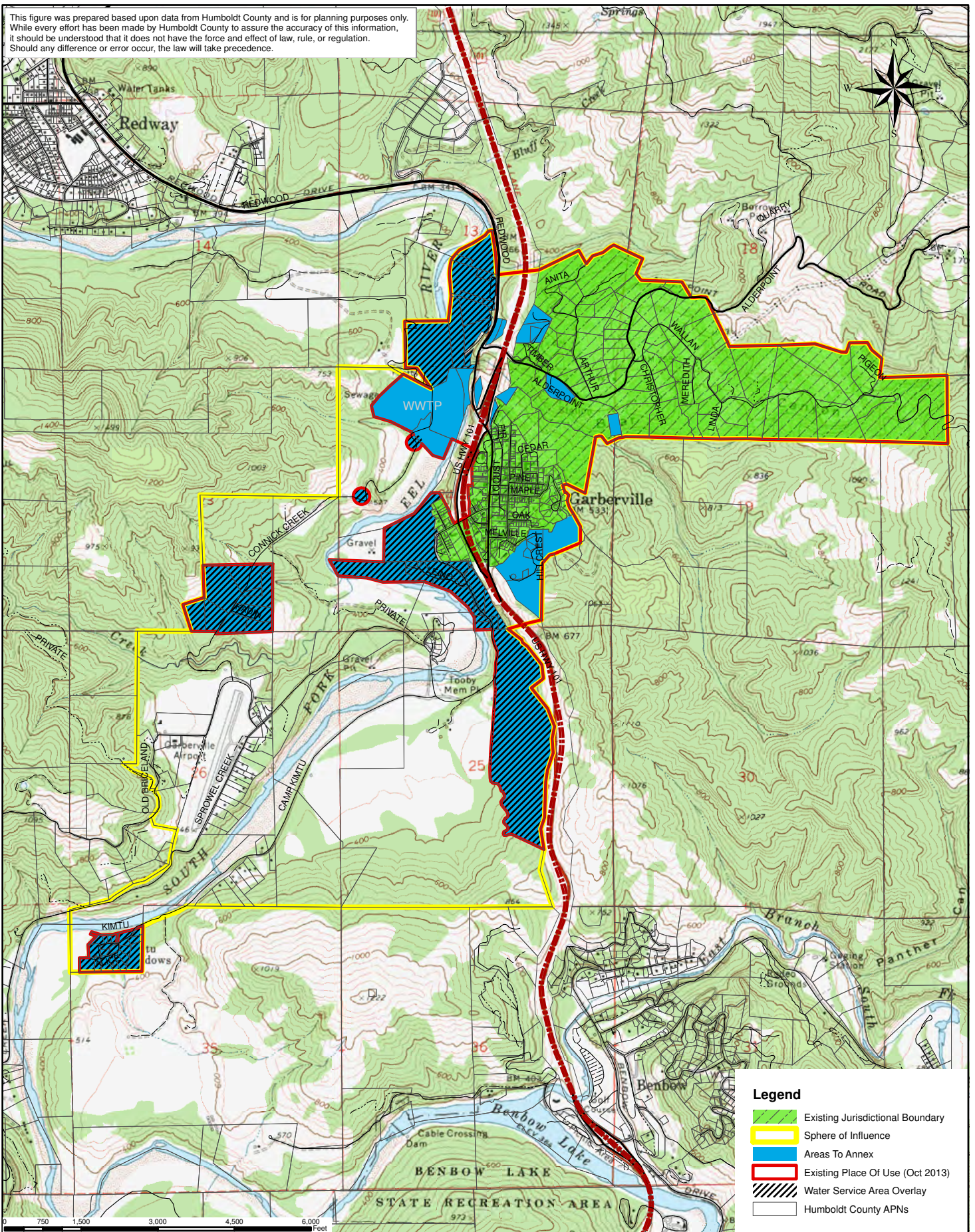
---

ATTEST:

\_\_\_\_\_,  
Tina Stillwell  
Clerk of Board of Directors



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Jurisdictional Boundary
  - Sphere of Influence
  - Areas To Annex
  - Existing Place Of Use (Oct 2013)
  - Water Service Area Overlay
  - Humboldt County APNs



**Resolution 14-004**  
**Annexation Application**  
 Garberville Sanitary District (707) 923-9566

**Proposed Changes to Jurisdictional Boundary (Annexation Area)**  
 SCALE: 1:30,000  
 DRAWN BY: J. SHORT  
 DATE: 04/11/2014

**Exhibit**  
**A** Page 24



**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Canyon Road / Redwood Drive Area Area 1 - Figure 3</b>														
032-141-007	2.8			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River - near Bear Canyon Road Bridge	PF	PF	U	USA	Yes
032-141-010	1.37			Out	W&S	Not a Customer	N / A	None	Undevelopable; Small hill with power transmission tower - significantly higher than roads	CG	CG	C-2-D	Not included	Yes
223-061-033	35.34			Out	W&S	WWTP	2/2/1985	Public Facility; Existing WWTP <sup>7</sup>	None	PF	PF	U	USA	Yes
223-061-034	7.08	10,152	26,953	Out	W&S	12/1/2004	Pre 1989	SFR <sup>8</sup>	Majority undevelopable; Potential for unknown increased density	AR(5-20)	RR5-20	AE-B-5 (160) & U	USA	Yes
223-171-001	8.24	9,912		Out	Water	12/1/2004	6/1/1996	Residential Trailer	Industrial	IG	IG	MH	USA	Yes
223-171-002	1.14	167		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-003	1.11	127,619	233,047	Out	Water	12/1/2004	Pre 4/6/1989	SFR (was Veterinarian office)	None	IG	IG	MH	USA	Yes
223-171-004	10.58			Out	Water	12/1/2004	Pre 5/1994	Public Facility	None	IG	IG	MH	USA	Yes
223-171-005	0.7	43,740	598,006	Out	Water	12/1/2004	6/29/1991	Industrial	None	IG	IG	MH	USA	Yes
223-171-006	1.13	9,189	73,181	Out	Water	12/1/2004	Pre 4/1997	Commercial	None	IG	IG	MH	USA	Yes
223-171-007	5.57	12,026		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-008	4.22			Out	Water	12/1/2004	Feb-86	Industrial	None	IG	IG	MH	USA	Yes
223-171-009	0.79			Out	Water	With APN 223-171-008	2/1986	None	Undevelopable; Bear Canyon Gulch and steep	IG	IG	MH	USA	Yes
223-171-023	22.58	14,779	46,655	Out	Water	11/1/2008	9/11/2008	SFR	3 SFR	AR(5-20)	RR5-20	AE	WSA	No
223-171-024	1.23	81,185	461,695	Out	W&S	12/1/2004	Pre 2004	Industrial	None	IG	IG	MH-S-Q	USA	Yes
223-171-025	0.85	12,174		Out	W&S	12/1/2004	Pre 2004	Industrial	None; Developed as part of APN 223-171-024	IG	IG	MH-S-Q	USA	Yes
223-171-026	8.12			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River + gravel bar	IG	IG	MH-S-Q	USA	Yes

**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Connick Creek Subdivision Area                      Area 2 - Figure 4</b>														
222-156-014	4.9	155,364		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-015	4.51	143,722		Out	Water	Not a Customer	N / A	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-016	12.31	144,267		Out	Water	Not a Customer	N / A	Vacant	2 SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-017	7.41	338,330	135,240	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-018	5.3	246,259		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-019	4.78	128,871	266,789	Out	Water	Not a Customer	N / A	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-020	2.67	167,003	464,537	Out	Water	12/1/2004	Pre 05/04	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-021	3.94	138,666	346,138	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
223-061-025	105.26			Out	Water	10/1/2010	8/17/2010	2 SFR	Only annexing areas with SFR included	AR(5-20)	RR5-20	AE-B-5(160)	WSA	No
<b>Hillcrest Drive Area                      Area 3 - Figure 5</b>														
032-211-003	0.52	39,634	95,121	Out	W & S	12/1/2004	1992	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-007	2.68	14,783	127,549	Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
223-061-007	9	13,370		Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Associated development with 032-211-007; existing second dwelling unit; Limited potential for increased density due to slope	RL	RL	RS-B-5(5)	Part USA	No
032-211-010	0.37	16,163	19,402	Out	W & S	12/1/2004	Unknown	SFR	Limited potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-011	0.18			Out	W & S	Not a Customer	N / A	Public Facility	None; Small APN, land locked, water tank site	RL	RL	RS-B-5(5)	USA	Yes
032-211-012	7.89	25,698	101,212	Out	W & S	12/1/2004	Unknown	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-014	0.54	527		Out	W & S	Not a Customer	N / A	Vacant	SFR; Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-015	0.49	36,613	79,092	Out	W & S	12/1/2004	Pre 7/95	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-021	8.83	18,388	1,320	Out	W & S	Assoc-iated with APN 032-211-012	Unknown	Barns and outbuildings	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes

**APNs Proposed for Annexation into GSD Service Boundary**

**Table 1.**

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Kimtu Subdivision Area 4 - Figure 6</b>														
222-201-002	0.83	43,322	131,688	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-003	0.22	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC <sup>10</sup> facility APN	RL	RL	R-1-B-6	WSA	No
222-201-004	0.34	69,181	290,573	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-005	0.27	41,007	83,486	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-006	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-007	0.43	70,911	178,148	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-008	1	225,000	225,000	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-009	0.68	10,047	57,831	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-010	0.88	106,534	208,632	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-011	0.51	58,804	92,444	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-012	0.79	191,998	287,998	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-013	3.43	114,237	29,373	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6-T	WSA	No
222-201-014	0.82	117,502	383,675	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-015	1.04	25,995	115,371	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-016	0.95	70,565	58,804	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-017	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-018	1.4	77,975	82,173	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-019	0.87	23,433	121,362	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-020	1.92	84,782	237,397	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No

**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
222-201-021	0.03	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-022	1.38	79,848	65,962	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-023	0.63	11,260	39,422	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-024	0.72	98,081	144,323	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-025	0.43	44,487	158,384	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
<b>Leino Road / Sprowel Creek Road Area Area 5 - Figure 7</b>														
032-091-017	0.03			Out	Water	Not a Customer	N / A	Highway 101	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-161-014	21.97	179,517	221,941	Out	Water	12/1/2004	1992	SFR	Undevelopable; Mostly steep and gravel bar	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-009	1.94	36,613	92,275	Out	Water	12/1/2004	2/9/1984	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-015	4.16	55,282		Out	Water	12/1/2004	Unknown	SFR	Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-017	0.14	1,507		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-025	0.1	1,004		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-019	0.83			Out	W&S	Not a Customer	N / A	Highway	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-020	0.93	30,472	105,147	Out	Water	12/1/2004	Pre 8/1999, 7/1993	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-021	0.27	29,290	62,246	Out	Water	12/1/2004	4/5/1985	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-022	9.25			Out	Water	Not a Customer	N / A	Vacant	Undevelopable; River bar and steep	IR	IR	MH-Q	WSA	No
032-171-023	3.46	14,390		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-024	4.09	3,594		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-026	0.96	63,416	168,879	Out	Water	12/1/2004	Apr-85	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-211-018	3.88	105		Out	Water	Not a Customer	N / A	Vacant	1 SFR; Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-211-019	1.4			Out	Water	Not a Customer	N / A	Public Facility	None; GSD Intake	RL	RL	RS-B-5(5)	WSA	No
032-211-020	1.76	8,109	8,086	Out	Water	12/1/2004	1992	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
222-091-011	82.38	210,411	58,969	Out	Water	12/1/2004	6/16/2008	SFR	3 SFR	AL(20)	RR20-160	AE	Part USA	No



**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Creek Road / Bushnell Lane / Alderpoint Road Area Area 6 - Figure 8</b>														
032-141-008	0.72			Part	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 onramp	AS	RE2.5-5	RS-T	USA	Yes
032-141-009	1.51			Part	W&S	Not a Customer	N / A	None	Undevelopable; Bear Canyon Gulch and steep	IG	NR	FR-Q	USA	Yes
032-141-011	0.02			Out	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 ROW	AS	RE2.5-5	RS-T	USA	Yes
223-181-031	2.62	26,383	116,848	Out	W&S	12/1/2004	4/5/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-043	0.94	154,665	31,380	Out	W&S	12/1/2004	6/19/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-044	3.77	309,331	277,332	Out	W&S	12/1/2004	Unknown	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-183-003	4.25			Out	W&S	12/1/2004	Unknown	Fire Station	None	PF	0	AE-B-6	USA	Yes
223-183-006	2			Out	W&S	Not Customer	N / A	Old Dump	Very Steep	Green Gulch	NR	AE-B-6	USA	Yes
		4,638,377	7,211,086											
1. W&S: water and sewer									5. AG-B-5(5): Special Building Site, 5 acre minimum lot size					
2. GSD: Garberville Sanitary District									AE-B-5(160): Agriculture Exclusive, Special Building Site Combining Zone -160 acre minimum parcel size					
3. AR(5-20): Agricultural Rural, 5 to 20 acre minimum parcel size									AL(20): Agricultural Lands, 20 acre minimum					
AS: Agricultural Suburban									C-2-D: Community Commercial-Design Review Combining					
CG: Commercial General									FR-Q: Forestry Recreation Zone-Qualified Combining Zone					
IG: Industrial, General									MH: Heavy Industrial					
IR: Industrial, Resource Related									MH-Q: Heavy Industrial- Qualified Combining Zone					
PF: Public Facility									MH-S-Q: Heavy Industrial-Standard Combining Zone-Qualified Combining Zone					
RL: Residential-Low Density									R-1-B-6: Residential One Family Lot, Special Building Site Combining Zone - 160 acres minimum parcel size					
4. AS: Agricultural Suburban									R-1-B-6-T: Residential One Family Special Building Site and Manufactured Home Combining Zone					
CG: Commercial General									RR20-160: Rural Residential 20-160 acres minimum parcel size					
IG: Industrial, General									RS-B-5(5): Residential Suburban- Special Building Site, 5 acre minimum lot size					
IR: Industrial, Resource Related									RS-T: Residential Suburban-Manufactured Home					
NR: Natural Resources									U: Unclassified					
PF: Public Facility									6. WWTP: wastewater treatment plant					
RE2.5-5: Residential Estates, 2.5-5 acre minimum parcel size									7. SFR: Single Family Residence					
RL: Residential-Low Density									LUD: Land Use Designation					
RR(5-20): Rural Residential, 5 to 20 acre minimum parcel size									8. KMWC: Kimtu Mutual Water Company					
RR40: Rural Residential, minimum lot size 40 acres														

# ATTACHMENT 1

## TABLES

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Canyon Road / Redwood Drive Area Area 1 - Figure 3</b>														
032-141-007	2.8			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River - near Bear Canyon Road Bridge	PF	PF	U	USA	Yes
032-141-010	1.37			Out	W&S	Not a Customer	N / A	None	Undevelopable; Small hill with power transmission tower - significantly higher than roads	CG	CG	C-2-D	Not included	Yes
223-061-033	35.34			Out	W&S	WWTP	2/2/1985	Public Facility; Existing WWTP <sup>7</sup>	None	PF	PF	U	USA	Yes
223-061-034	7.08	10,152	26,953	Out	W&S	12/1/2004	Pre 1989	SFR <sup>8</sup>	Majority undevelopable; Potential for unknown increased density	AR(5-20)	RR5-20	AE-B-5 (160) & U	USA	Yes
223-171-001	8.24	9,912		Out	Water	12/1/2004	6/1/1996	Residential Trailer	Industrial	IG	IG	MH	USA	Yes
223-171-002	1.14	167		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-003	1.11	127,619	233,047	Out	Water	12/1/2004	Pre 4/6/1989	SFR (was Veterinarian office)	None	IG	IG	MH	USA	Yes
223-171-004	10.58			Out	Water	12/1/2004	Pre 5/1994	Public Facility	None	IG	IG	MH	USA	Yes
223-171-005	0.7	43,740	598,006	Out	Water	12/1/2004	6/29/1991	Industrial	None	IG	IG	MH	USA	Yes
223-171-006	1.13	9,189	73,181	Out	Water	12/1/2004	Pre 4/1997	Commercial	None	IG	IG	MH	USA	Yes
223-171-007	5.57	12,026		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-008	4.22			Out	Water	12/1/2004	Feb-86	Industrial	None	IG	IG	MH	USA	Yes
223-171-009	0.79			Out	Water	Not a Customer	N / A	None	Undevelopable; Bear Canyon Gulch and steep	IG	IG	MH	USA	Yes
223-171-023	22.58	14,779	46,655	Out	Water	11/1/2008	9/11/2008	SFR	3 SFR	AR(5-20)	RR5-20	AE	WSA	No
223-171-024	1.23	81,185	461,695	Out	W&S	12/1/2004	Pre 2004	Industrial	None	IG	IG	MH-S-Q	USA	Yes
223-171-025	0.85	12,174		Out	W&S	12/1/2004	Pre 2004	Industrial	None; Developed as part of APN 223-171-024	IG	IG	MH-S-Q	USA	Yes
223-171-026	8.12			Out	Water	Not a Customer	N / A	None	Undevelopable; SF Eel River + gravel bar	IG	IG	MH-S-Q	USA	Yes

**Table 1.**

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Connick Creek Subdivision Area Area 2 - Figure 4</b>														
222-156-014	4.9	155,364		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-015	4.51	143,722		Out	Water	Not a Customer	N / A	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-016	12.31	144,267		Out	Water	Not a Customer	N / A	Vacant	2 SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-017	7.41	338,330	135,240	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-018	5.3	246,259		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-019	4.78	128,871	266,789	Out	Water	Not a Customer	N / A	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-020	2.67	167,003	464,537	Out	Water	12/1/2004	Pre 05/04	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-021	3.94	138,666	346,138	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
223-061-025	105.26			Out	Water	10/1/2010	8/17/2010	2 SFR	Only annexing areas with SFR included	AR(5-20)	RR5-20	AE-B-5(160)	WSA	No
<b>Hillcrest Drive Area Area 3 - Figure 5</b>														
032-211-003	0.52	39,634	95,121	Out	W & S	12/1/2004	1992	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-007	2.68	14,783	127,549	Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
223-061-007	9	13,370		Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Associated development with 032-211-007; existing second dwelling unit; Limited potential for increased density due to slope	RL	RL	RS-B-5(5)	Part USA	No
032-211-010	0.37	16,163	19,402	Out	W & S	12/1/2004	Unknown	SFR	Limited potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-011	0.18			Out	W & S	Water Tank	N / A	Public Facility	Undevelopable	RL	RL	RS-B-5(5)	USA	Yes
032-211-012	7.89	25,698	101,212	Out	W & S	12/1/2004	Unknown	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-014	0.54	527		Out	W & S	Not a Customer	N / A	Vacant	SFR; Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-015	0.49	36,613	79,092	Out	W & S	12/1/2004	Pre 7/95	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-021	8.83	18,388	1,320	Out	W & S	Assoc-iated with APN 032-211-012	Unknown	Barns and outbuildings	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes

Table 1.

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Kimtu Subdivision Area 4 - Figure 6</b>														
222-201-002	0.83	43,322	131,688	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-003	0.22	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC <sup>10</sup> facility APN	RL	RL	R-1-B-6	WSA	No
222-201-004	0.34	69,181	290,573	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-005	0.27	41,007	83,486	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-006	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-007	0.43	70,911	178,148	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-008	1	225,000	225,000	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-009	0.68	10,047	57,831	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-010	0.88	106,534	208,632	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-011	0.51	58,804	92,444	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-012	0.79	191,998	287,998	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-013	3.43	114,237	29,373	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6-T	WSA	No
222-201-014	0.82	117,502	383,675	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-015	1.04	25,995	115,371	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-016	0.95	70,565	58,804	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-017	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-018	1.4	77,975	82,173	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-019	0.87	23,433	121,362	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-020	1.92	84,782	237,397	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No

**Table 1.**

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
222-201-021	0.03	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-022	1.38	79,848	65,962	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-023	0.63	11,260	39,422	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-024	0.72	98,081	144,323	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-025	0.43	44,487	158,384	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
<b>Leino Road / Sprowel Creek Road Area Area 5 - Figure 7</b>														
032-091-017	0.03			Out	Water	Not a Customer	N / A	Highway 101	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-161-014	21.97	179,517	221,941	Out	Water	12/1/2004	1992	SFR	None; Mostly steep and gravel bar	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-009	1.94	36,613	92,275	Out	Water	12/1/2004	2/9/1984	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-015	4.16	55,282		Out	Water	12/1/2004	Unknown	SFR	Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-017	0.14	1,507		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-025	0.1	1,004		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-019	0.83			Out	Water	Not a Customer	N / A	Highway	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-020	0.93	30,472	105,147	Out	Water	12/1/2004	Pre 8/1999, 7/1993	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-021	0.27	29,290	62,246	Out	Water	12/1/2004	4/5/1985	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-022	9.25			Out	Water	Not a Customer	N / A	Vacant	SFR; River bar and steep	IR	IR	MH-Q	WSA	No
032-171-023	3.46	14,390		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-024	4.09	3,594		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-026	0.96	63,416	168,879	Out	Water	12/1/2004	Apr-85	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-211-018	3.88	105		Out	Water	Not a Customer	N / A	Vacant	1 SFR; Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-211-019	1.4			Out	Water	Not a Customer	N / A	Public Facility	Undevelopable	RL	RL	RS-B-5(5)	WSA	No
032-211-020	1.76	8,109	8,086	Out	Water	12/1/2004	1992	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
222-091-011	82.38	210,411	58,969	Out	Water	12/1/2004	6/16/2008	SFR	3 SFR	AL(20)	RR20-160	AE	Part USA	No

**Table 1.**

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Creek Road / Bushnell Lane / Alderpoint Road Area Area 6 - Figure 8</b>														
032-141-008	0.72			Part	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 onramp	AS	RE2.5-5	RS-T	USA	Yes
032-141-009	1.51			Part	W&S	Not a Customer	N / A	None	Undevelopable; Bear Canyon Gulch and steep	IG	NR	FR-Q	USA	Yes
032-141-011	0.02			Out	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 ROW	AS	RE2.5-5	RS-T	USA	Yes
223-181-031	2.62	26,383	116,848	Out	W&S	12/1/2004	4/5/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-043	0.94	154,665	31,380	Out	W&S	12/1/2004	6/19/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-044	3.77	309,331	277,332	Out	W&S	12/1/2004	Unknown	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-183-003	4.25			Out	W&S	12/1/2004	Unknown	Fire Station	None	PF	0	AE-B-6	USA	Yes
223-183-006	2			Out	W&S	Not Customer	N / A	Old Dump	Very Steep	Green Gulch	NR	AE-B-6	USA	Yes
		4,638,377	7,211,086											
1. W&S: water and sewer									5. AG-B-5(5): Special Building Site, 5 acre minimum lot size					
2. GSD: Garberville Sanitary District									AE-B-5(160): Agriculture Exclusive, Special Building Site Combining Zone -160 acre minimum parcel size					
3. AR(5-20): Agricultural Rural, 5 to 20 acre minimum parcel size									AL(20): Agricultural Lands, 20 acre minimum					
AS: Agricultural Suburban									C-2-D: Community Commercial-Design Review Combining					
CG: Commercial General									FR-Q: Forestry Recreation Zone-Qualified Combining Zone					
IG: Industrial, General									MH: Heavy Industrial					
IR: Industrial, Resource Related									MH-Q: Heavy Industrial- Qualified Combining Zone					
PF: Public Facility									MH-S-Q: Heavy Industrial-Standard Combining Zone-Qualified Combining Zone					
RL: Residential-Low Density									R-1-B-6: Residential One Family Lot, Special Building Site Combining Zone - 160 acres minimum parcel size					
4. AS: Agricultural Suburban									R-1-B-6-T: Residential One Family Special Building Site and Manufactured Home Combining Zone					
CG: Commercial General									RR20-160: Rural Residential 20-160 acres minimum parcel size					
IG: Industrial, General									RS-B-5(5): Residential Suburban- Special Building Site, 5 acre minimum lot size					
IR: Industrial, Resource Related									RS-T: Residential Suburban-Manufactured Home					
NR: Natural Resources									U: Unclassified					
PF: Public Facility									6. WWTP: wastewater treatment plant					
RE2.5-5: Residential Estates, 2.5-5 acre minimum parcel size									7. SFR: Single Family Residence					
RL: Residential-Low Density									LUD: Land Use Designation					
RR(5-20): Rural Residential, 5 to 20 acre minimum parcel size									8. KMWC: Kimtu Mutual Water Company					
RR40: Rural Residential, minimum lot size 40 acres														

**Table 2  
Existing General Plan Land Use Designations in District Boundary**

<b>Land Use Designation</b>	<b>Acres</b>	<b>% of Total</b>
Residential Low Density (RL)	32	5.5%
Residential Medium Density (RM)	9	1.5%
Agricultural Rural (AR)	189	32.5%
Agricultural Lands-40 (AL-40)	214	36.8%
Agricultural Suburban (AS)	7	1.2%
Public Facilities (PF)	8	1.4%
Green Gulch	65	11.2%
Commercial Services (CS)	8	1.4%
Commercial General (CG)	31	5.3%
Other (highway/ roads)	18	3.1%
<b>Total</b>	<b>581</b>	<b>100%</b>
Source: Humboldt LAFCo GSD MSR (2013)		

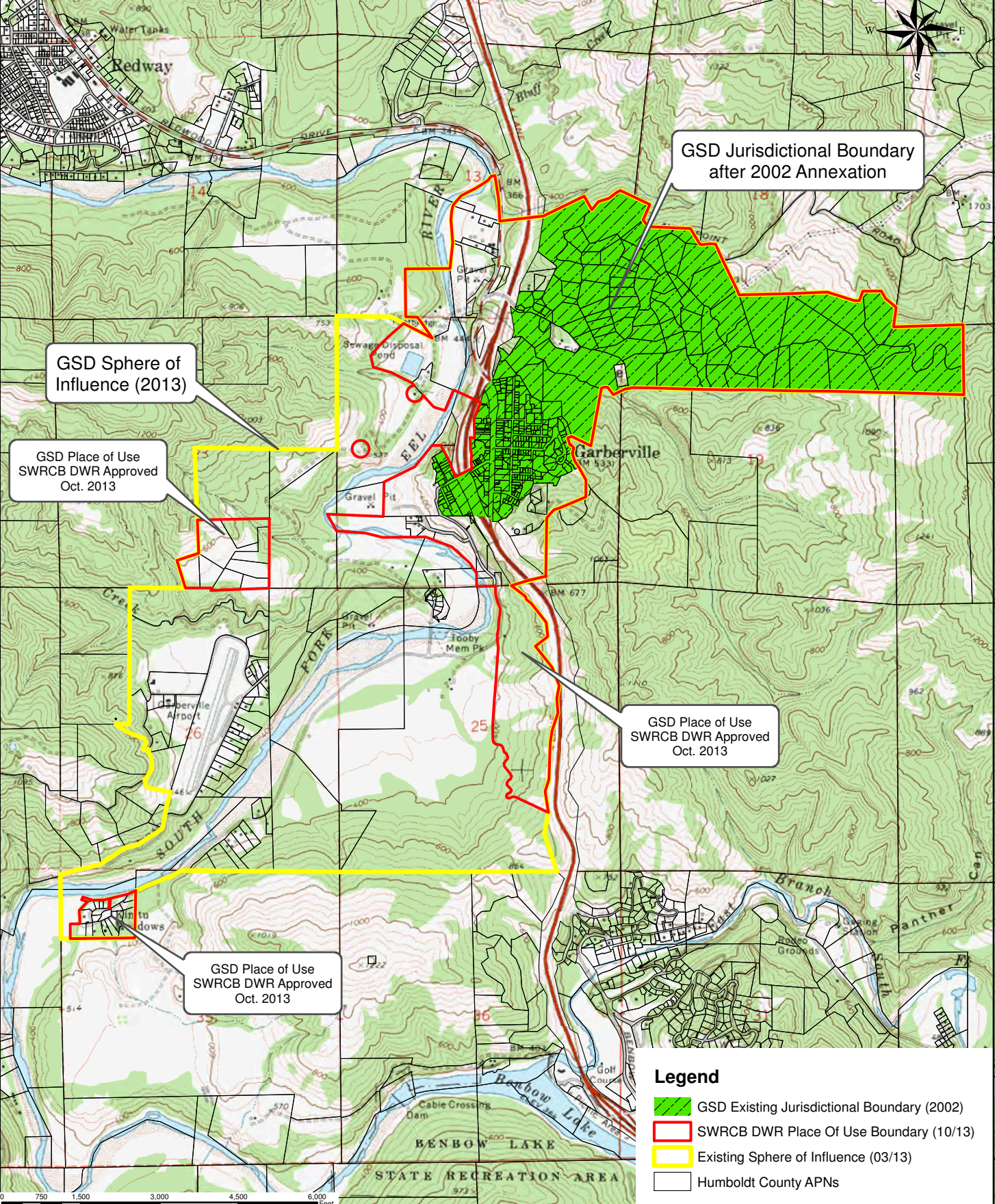


# ATTACHMENT 2

## FIGURES



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



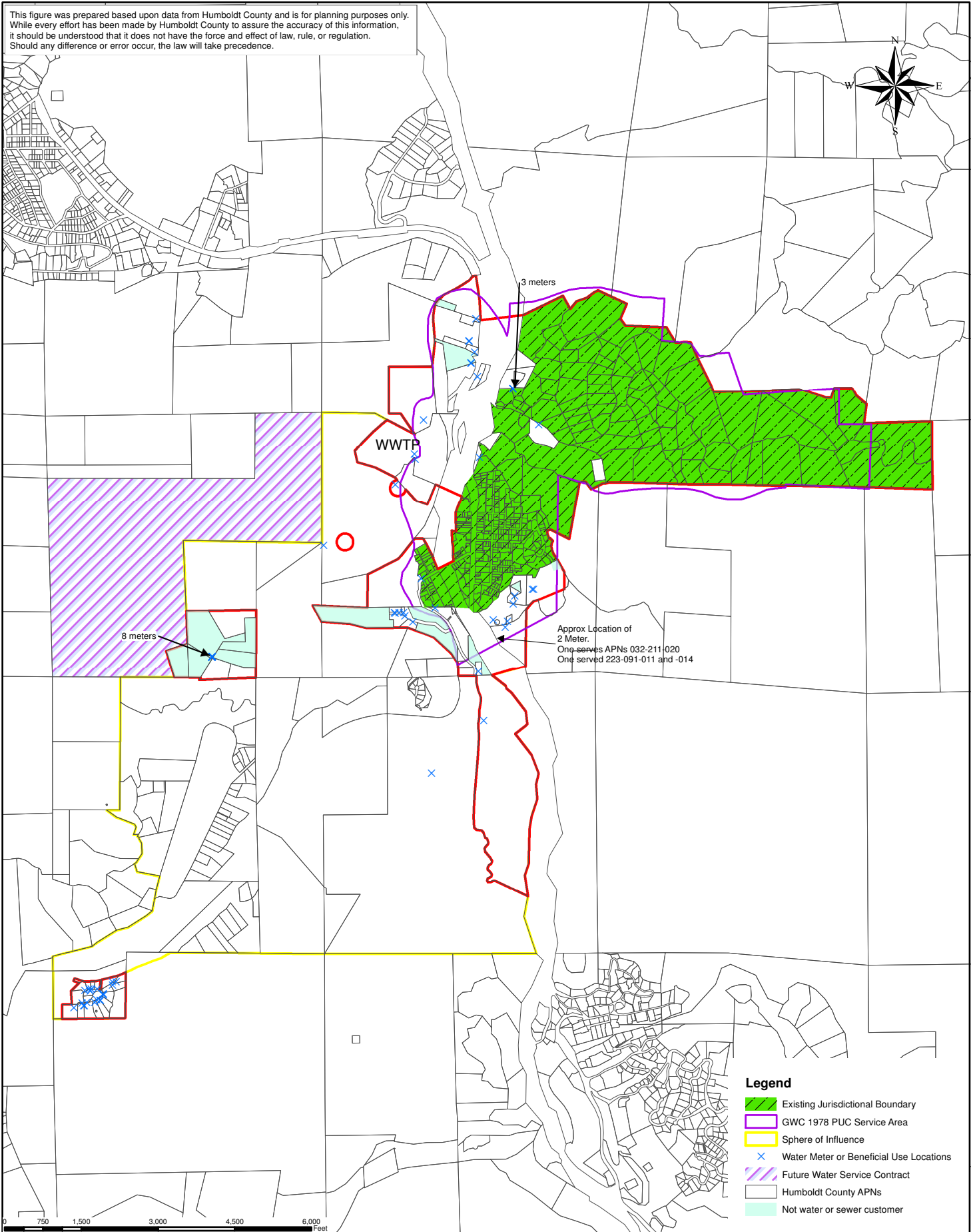
**Annexation Project Application to LAFCo**  
 Garberville Sanitary District (707) 923-9566

**Existing Boundaries**  
 SCALE: 1:30,000  
 DRAWN BY: J. SHORT  
 DATE: 04/11/2014

**Figure 1**  
 Page 38



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Jurisdictional Boundary
  - GWC 1978 PUC Service Area
  - Sphere of Influence
  - X Water Meter or Beneficial Use Locations
  - Future Water Service Contract
  - Humboldt County APNs
  - Not water or sewer customer



**Annexation Project  
Application to LAFCo**

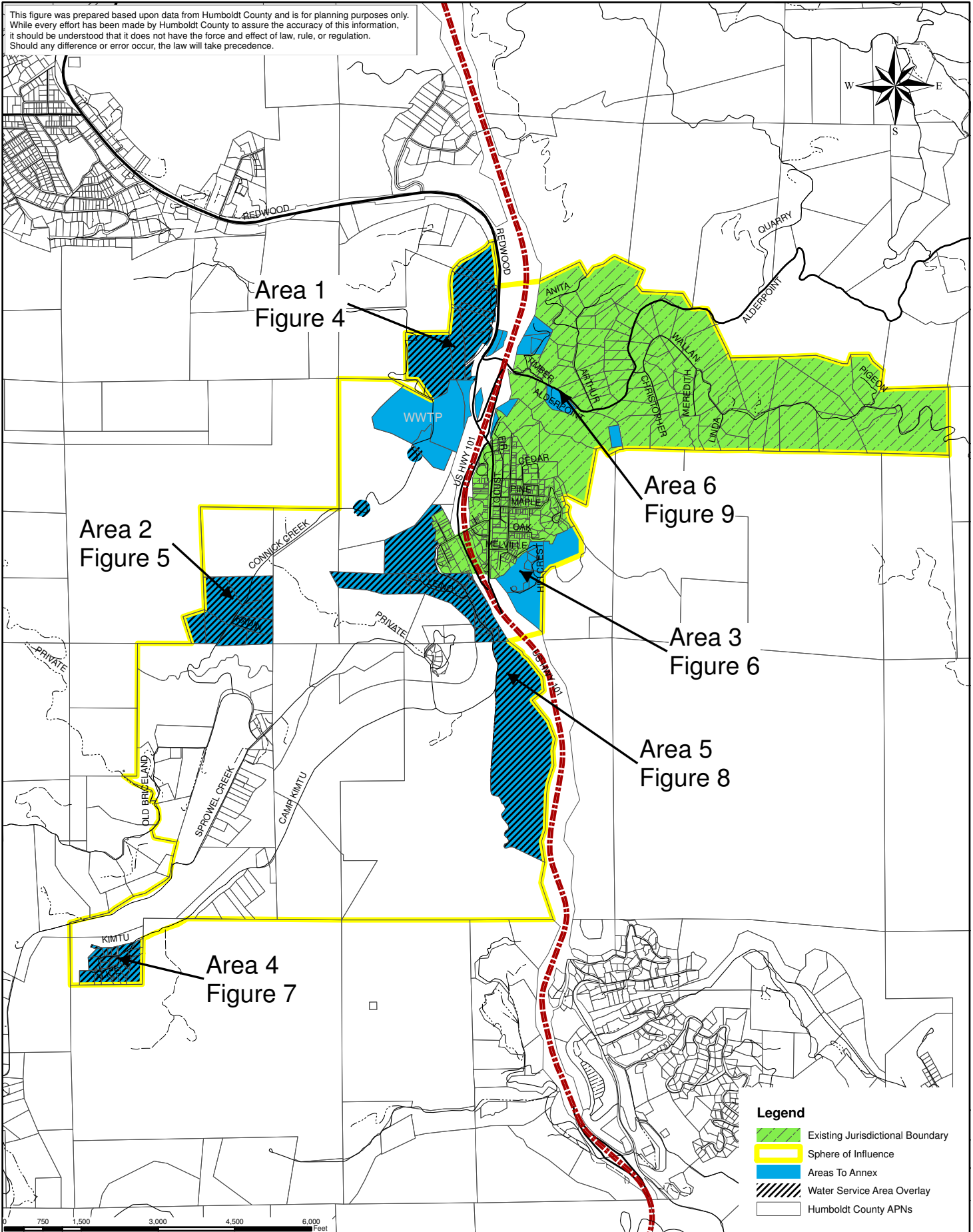
Garberville Sanitary District (707) 923-9566

**Areas Served by Water, Sewer or  
Contracted for Future Water Service**

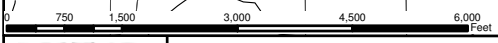
SCALE: 1:30,000      DRAWN BY: J. SHORT      DATE: 04/11/2014

**Figure  
2** Page 39

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Jurisdictional Boundary
  - Sphere of Influence
  - Areas To Annex
  - Water Service Area Overlay
  - Humboldt County APNs

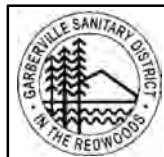
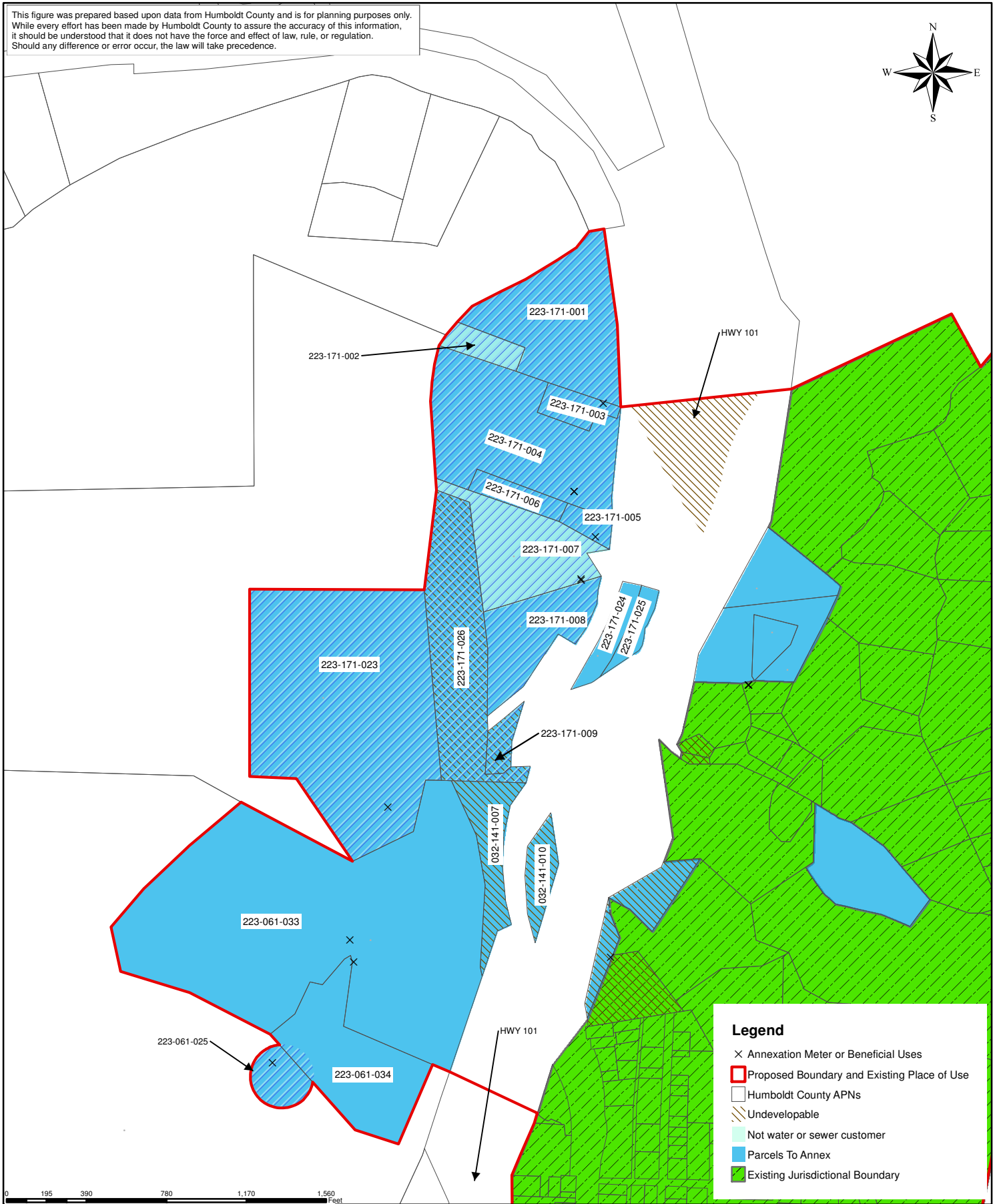


**Annexation Project Application to LAFCo**  
 Garberville Sanitary District (707) 923-9566

**Proposed Changes to Jurisdictional Boundary (Annexation Area)**  
 SCALE: 1:30,000  
 DRAWN BY: J. SHORT  
 DATE: 04/11/2014

**Figure 3**  
 Page 40

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



### Annexation Project Application to LAFCo

Garberville Sanitary District (707) 923-9566

### Area 1: Bear Canyon Road and Redwood Drive

SCALE:  
1:7,500

DRAWN BY:  
J. SHORT

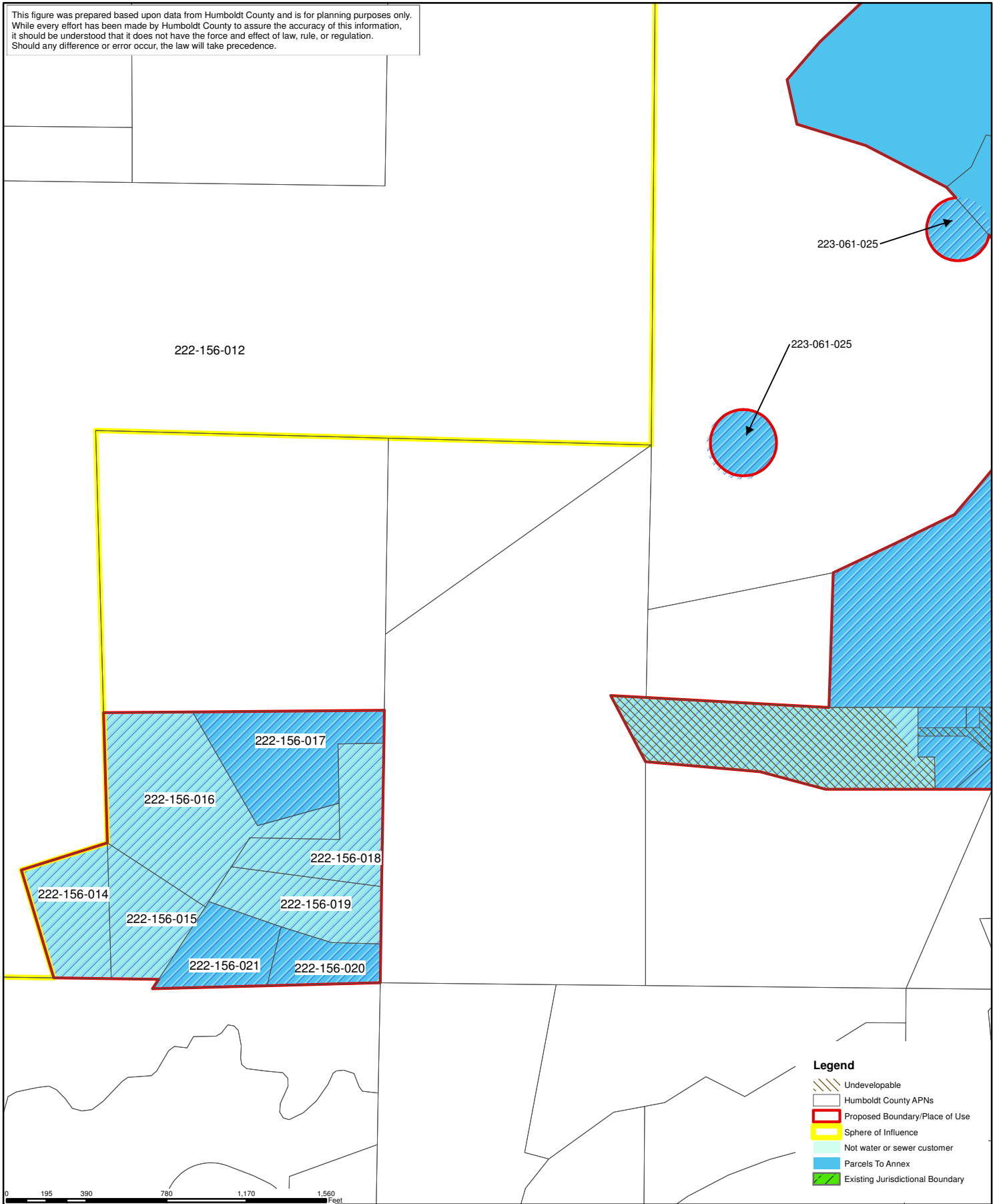
DATE:  
04/11/2014

Figure

4

Page 41

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp-Fig5-Areas Connick Creek.mxd

Date: 4/12/2014



## Annexation Project Application to LAFCo

Garberville Sanitary District (707) 923-9566

## Area 2: Connick Creek Subdivision

SCALE:  
1:7,500

DRAWN BY:  
J. SHORT

DATE:  
04/11/2014

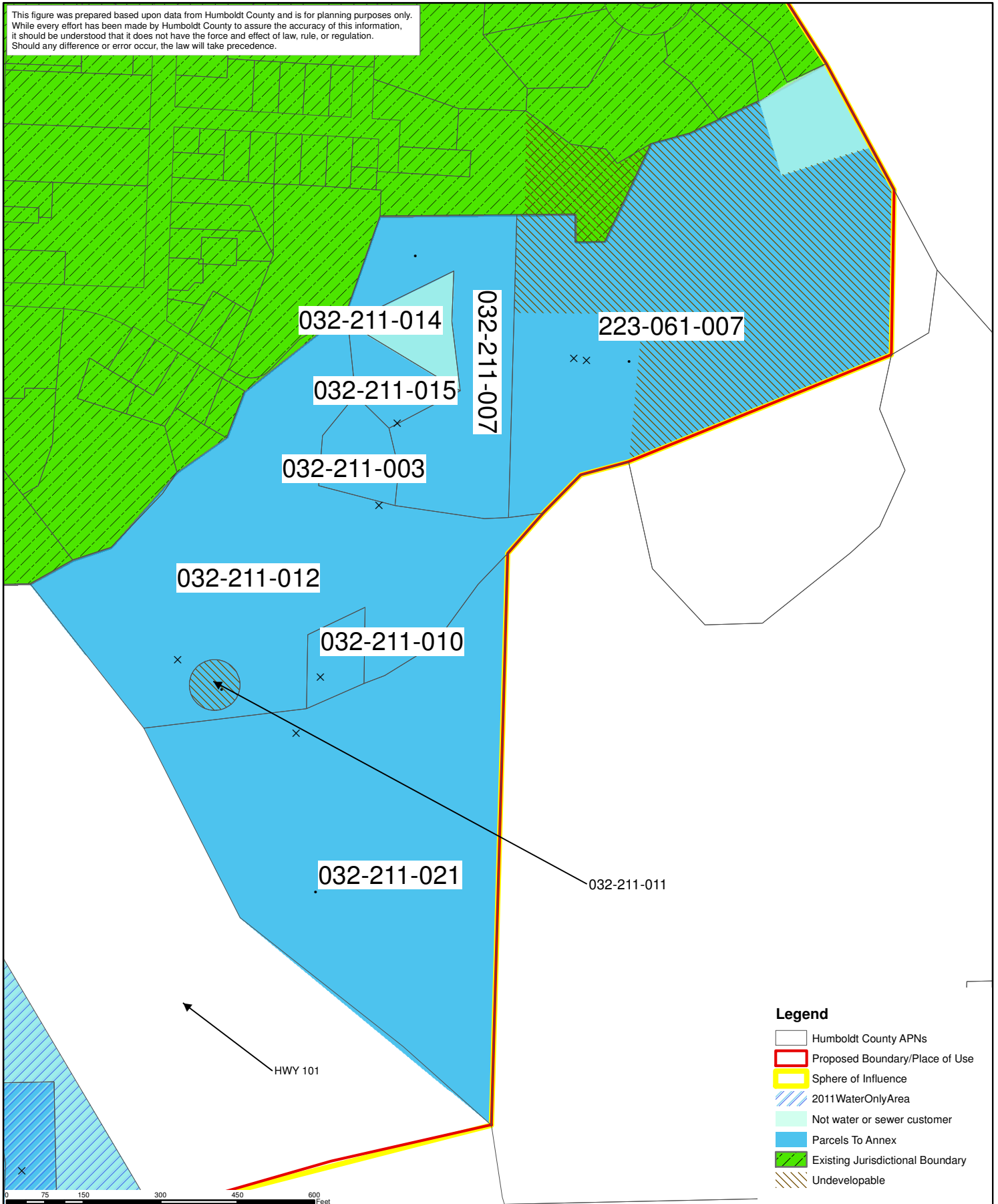
Figure

5

Page 42



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp-Fig6-Area3 Hillcrest Dr.mxd Date: 4/12/2014

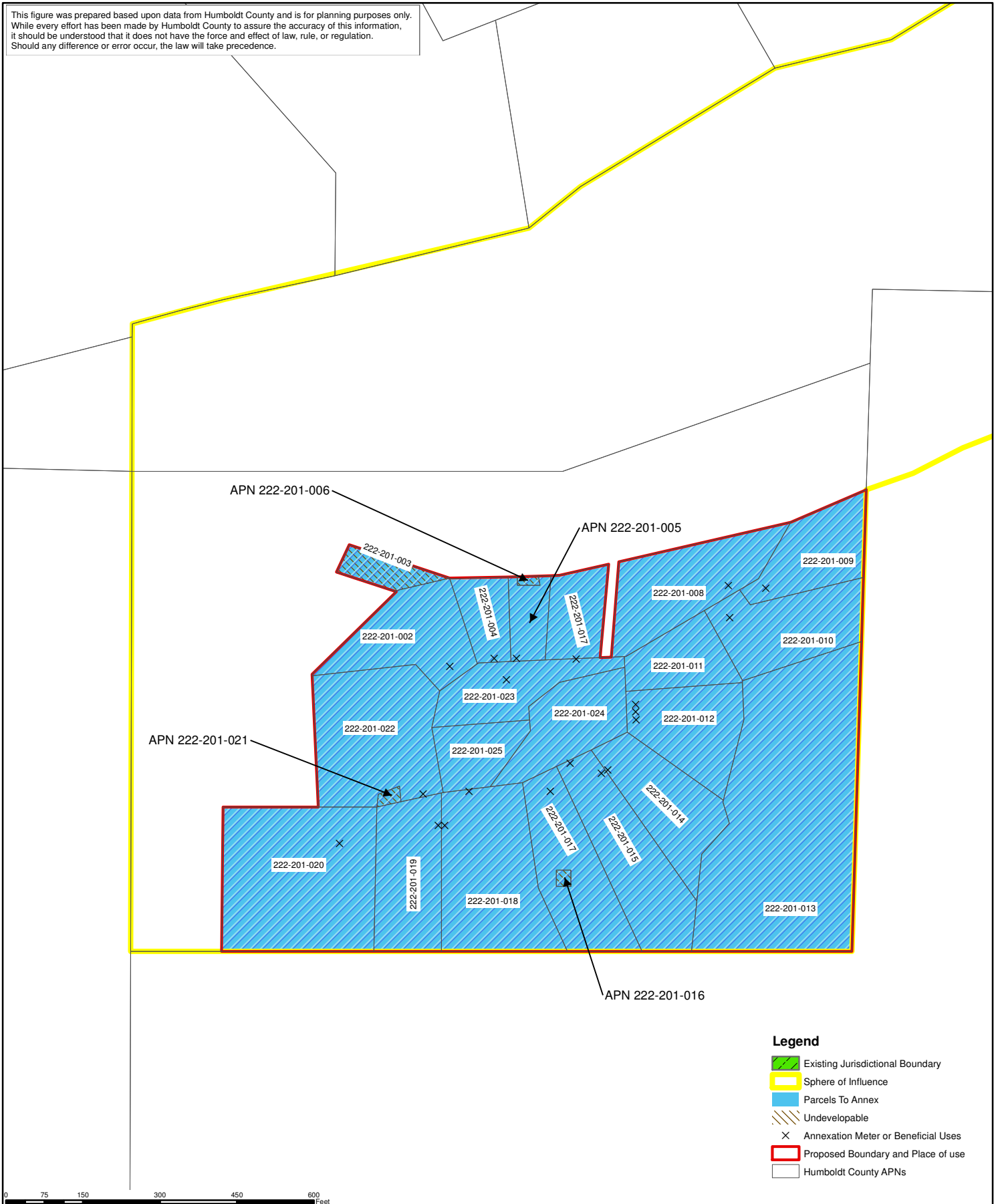


**Annexation Project**  
**Application to LAFCo**  
 Garberville Sanitary District (707) 923-9566

**Area 3: Hillcrest Drive**  
 SCALE: 1:3,000  
 DRAWN BY: J. SHORT  
 DATE: 4/11/2014

**Figure 6**  
 Page 43

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jenni\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp\Fig-7-Area4 Kimtu.mxd

Date: 4/11/2014



**Annexation Project  
Application to LAFCo**

Garberville Sanitary District (707) 923-9566

**Area 4:  
Kimtu Meadows Subdivision**

SCALE:  
1:3,000

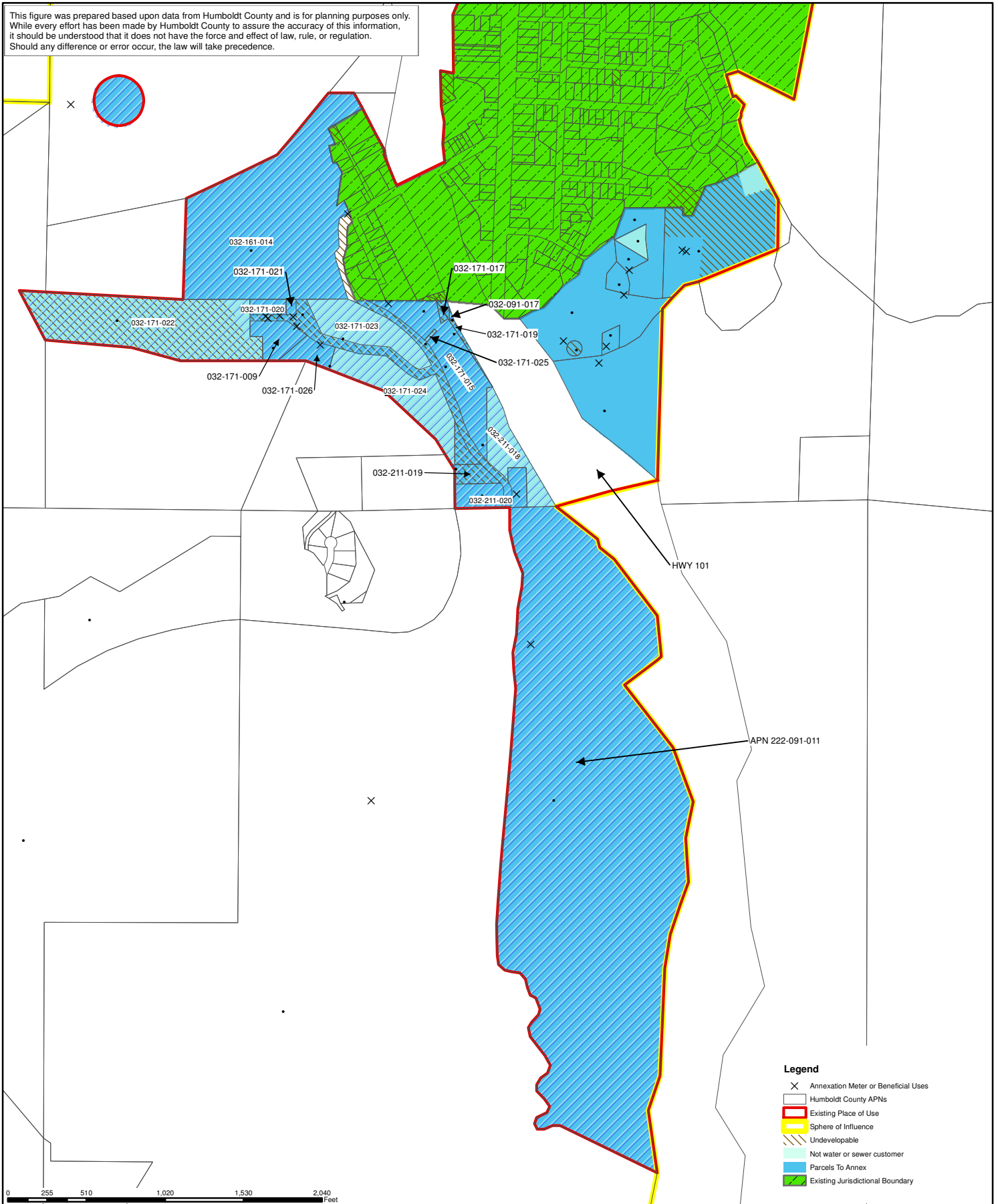
DRAWN BY:  
J. SHORT

DATE:  
4/11/2014

**Figure  
7**



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp\Fig8-Areas5 Leino-SCR.mxd

Date: 4/12/2014



### Annexation Project Application to LAFCo

Garberville Sanitary District (707) 923-9566

### Area 5: Leino Road/ Sprowel Creek Road

SCALE:  
1:10,000

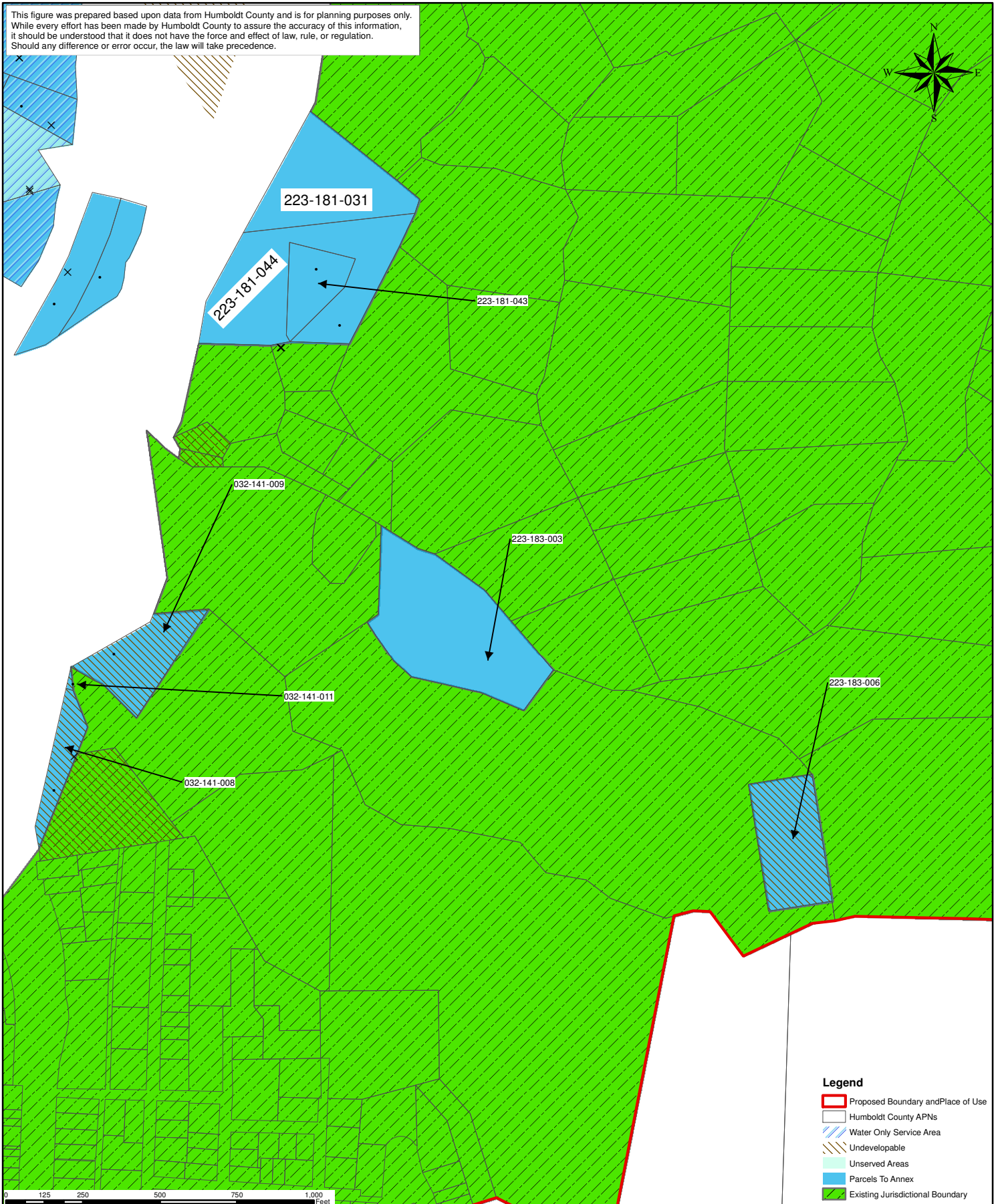
DRAWN BY:  
J. SHORT

DATE:  
04/11/2014

Figure  
**8**

Page 45

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Proposed Boundary and Place of Use
  - Humboldt County APNs
  - Water Only Service Area
  - Undevelopable
  - Unserved Areas
  - Parcels To Annex
  - Existing Jurisdictional Boundary



**Annexation Project  
Application to LAFCo**

Garberville Sanitary District (707) 923-9566

**Area 6: Bear Creek Road/  
Bushnell Lane/Alderpoint Road**

SCALE:  
1:5,000

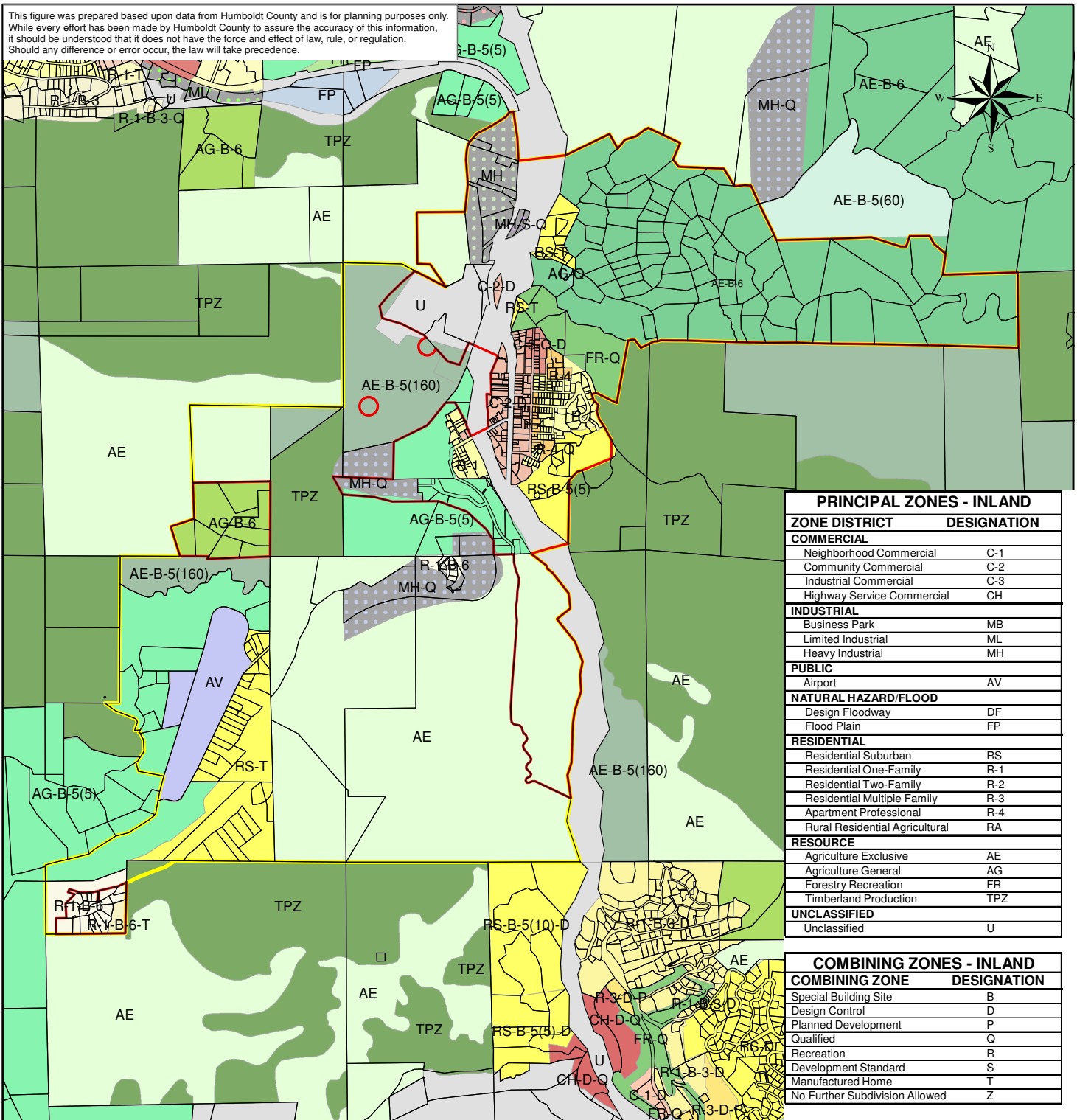
DRAWN BY:  
J. SHORT

DATE:  
4/11/2014

**Figure  
9**

Page 46

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

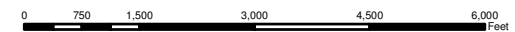


PRINCIPAL ZONES - INLAND	
ZONE DISTRICT	DESIGNATION
<b>COMMERCIAL</b>	
Neighborhood Commercial	C-1
Community Commercial	C-2
Industrial Commercial	C-3
Highway Service Commercial	CH
<b>INDUSTRIAL</b>	
Business Park	MB
Limited Industrial	ML
Heavy Industrial	MH
<b>PUBLIC</b>	
Airport	AV
<b>NATURAL HAZARD/FLOOD</b>	
Design Floodway	DF
Flood Plain	FP
<b>RESIDENTIAL</b>	
Residential Suburban	RS
Residential One-Family	R-1
Residential Two-Family	R-2
Residential Multiple Family	R-3
Apartment Professional	R-4
Rural Residential Agricultural	RA
<b>RESOURCE</b>	
Agriculture Exclusive	AE
Agriculture General	AG
Forestry Recreation	FR
Timberland Production	TPZ
<b>UNCLASSIFIED</b>	
Unclassified	U

COMBINING ZONES - INLAND	
COMBINING ZONE	DESIGNATION
Special Building Site	B
Design Control	D
Planned Development	P
Qualified	Q
Recreation	R
Development Standard	S
Manufactured Home	T
No Further Subdivision Allowed	Z

**Legend**

Proposed Boundary/Place of Use	AE	AG	C-2	FR-B-5(20)	ML	R-1-B-6-T	R-4-P	TPZ
Sphere of Influence	AE-B-5	AG-B-5(10)	C-2-D	FR-B-5(40)	MLQ	R-1-T	R-4-Q	U
Humboldt County APNs	AE-B-5(160)	AG-B-5(5)	C-3-D	FR-B-5(5)	R-1	R-2	RS	
	AE-B-5(20)	AG-B-6	C-3-Q-D	FR-Q	R-1-B-3	R-3	RS-B-5(10)-D	
	AE-B-5(40)	AG-Q	CH	MB-D	R-1-B-3-D	R-3-D-P	RS-B-5(5)	
	AE-B-5(60)	AV	CH-D-Q	MH	R-1-B-3-Q	R-3-P-D	RS-B-5(5)-D	
	AE-B-6	C-1	FP	MH-Q	R-1-B-6	R-3-Q	RS-D	
	AE-P	C-1-D	FR	MH-S-Q	R-1-B-6-Q	R-4	RS-T	



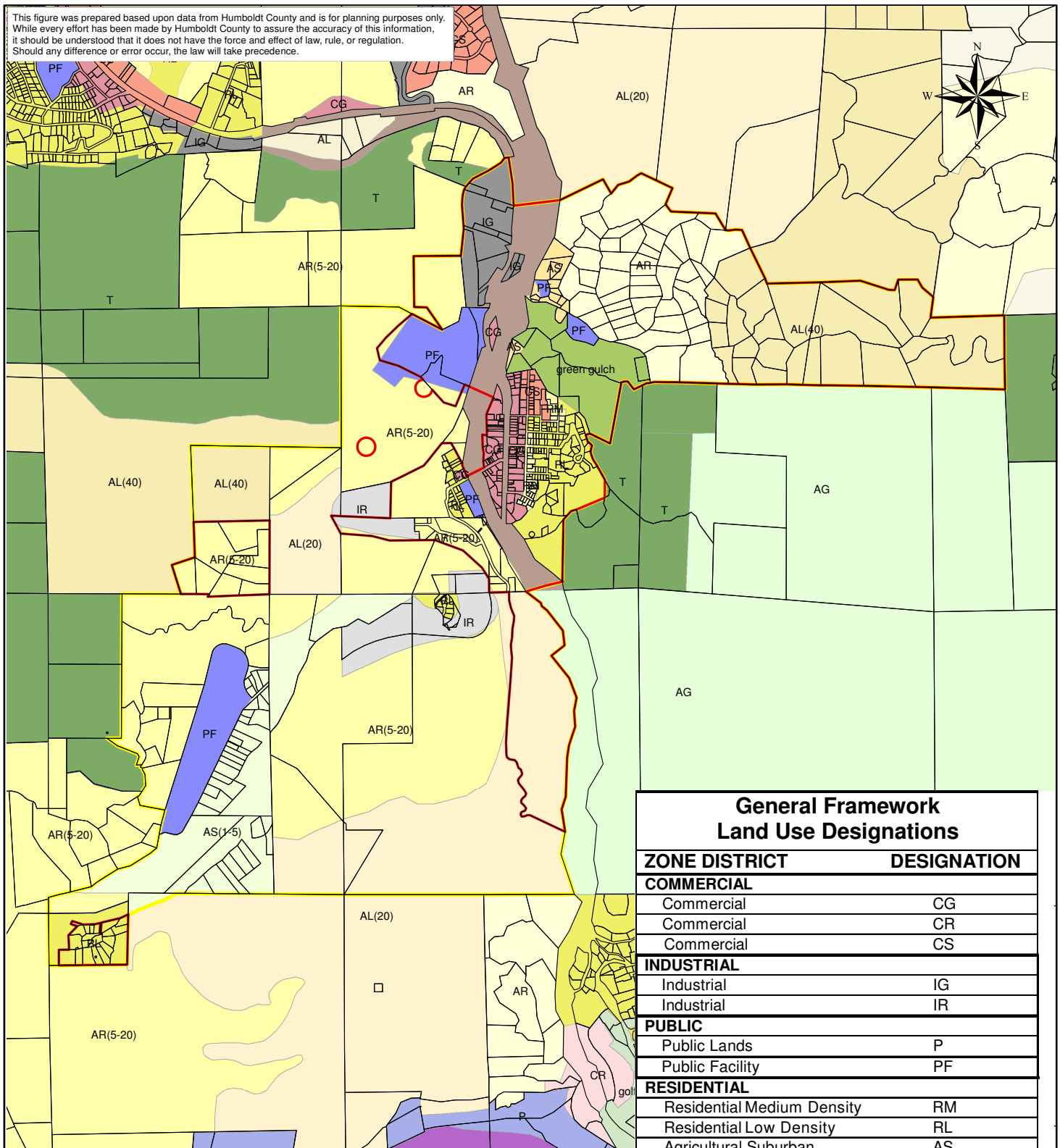
Annexation Project Application to LAFCo  
 Garberville Sanitary District (707) 923-9566

**Existing Zoning**  
 SCALE: 1:30,000  
 DRAWN BY: J. SHORT  
 DATE: 04/04/2014

Figure 10  
 Page 47

Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo\Figures\LAFCoApp-Fig10-ExistingZoning.mxd

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



General Framework Land Use Designations	
ZONE DISTRICT	DESIGNATION
<b>COMMERCIAL</b>	
Commercial	CG
Commercial	CR
Commercial	CS
<b>INDUSTRIAL</b>	
Industrial	IG
Industrial	IR
<b>PUBLIC</b>	
Public Lands	P
Public Facility	PF
<b>RESIDENTIAL</b>	
Residential Medium Density	RM
Residential Low Density	RL
Agricultural Suburban	AS
Agricultural Rural	AR
Rural Residential	
<b>RESOURCE</b>	
Agriculture Exclusive	AE
Agricultural Grazing	AG
Timberland	T
<b>UNCLASSIFIED</b>	
Unclassified or Blank	U

**Legend**

- Proposed Boundary/Place of Use
- Sphere of Influence
- Humboldt County APNs
- AE
- AG
- AL
- AL(20)
- AL(40)
- AL20
- AR
- AR(5-20)
- AS
- AS(1-5)
- CG
- CR
- CS
- HWY 101
- IG
- IR
- P
- PF
- RL
- RM
- T
- golf course
- green gulch



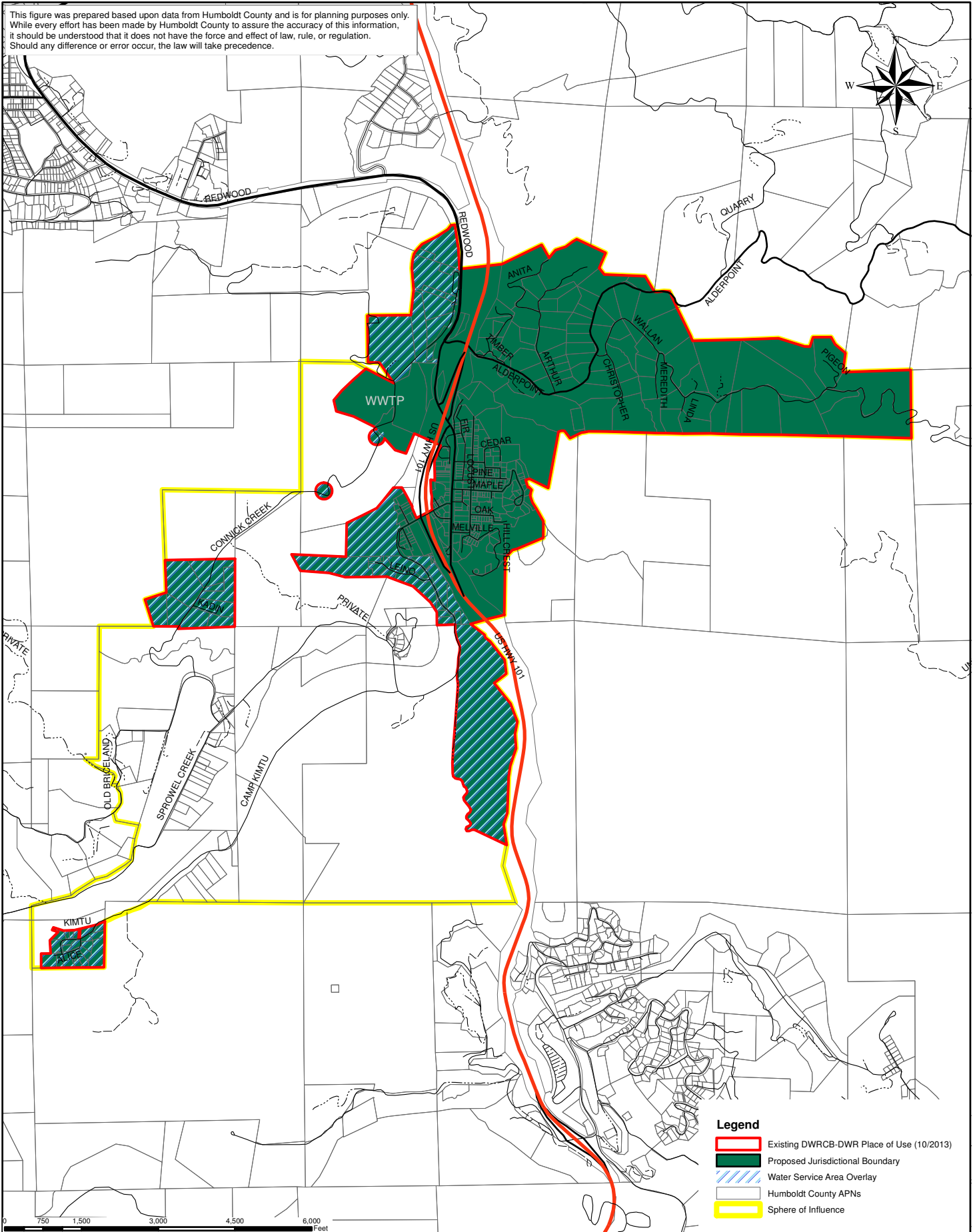
Annexation Project  
Application to LAFCo  
Garberville Sanitary District (707) 923-9566

**Existing General Plan  
Land Use Designations**  
SCALE: 1:30,000  
DRAWN BY: J. SHORT  
DATE: 04/04/2014

Figure  
**11** Page 48



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing DWRCB-DWR Place of Use (10/2013)
  - Proposed Jurisdictional Boundary
  - Water Service Area Overlay
  - Humboldt County APNs
  - Sphere of Influence



**Annexation Project  
Application to LAFCo**

Garberville Sanitary District (707) 923-9566

**Proposed Boundary and  
Water Only Service Area**

SCALE: 1:30,000      DRAWN BY: J. SHORT      DATE: 04/04/2014

Figure  
**12** Page 49

# ATTACHMENT 3

## Plan of Service

This plan for providing services is prepared pursuant to Government Code section 56653, and includes:

- 1) Enumeration and description of services to be extended to the affected territory;
- 2) The level and range of such services;
- 3) An indication of when such services can feasibly be extended to the affected territory;
- 4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities or other conditions the city could impose or require in the affected territory, should it come under District jurisdiction;
- 5) An indication of how such services will be financed.

#### GENERAL INFORMATION

This Application for Change in Jurisdictional Boundary includes annexing 84 Assessor Parcel Numbers (APNs) into the GSD Jurisdictional Boundary. The District will have a water only service area overlay that covers a portion of the larger jurisdictional boundary (for all powers). The terminology used in this plan for service is “water and sewer service area” for places that the District currently or will eventually provide both water and sewer services. The term “water only service area” is the overlay to the Jurisdictional Boundary in which the District will only provide water service until such time as LAFCo modifies the overlay area.

Generally, the APNs proposed for annexation are currently either GSD water or sewer customers or are undevelopable but interior to the proposed Jurisdictional Boundary. This plan of service focuses on the 10 developable APNs without water service and 12 developed or developable APNs without sewer service proposed for annexation.

There are 23 parcels proposed for annexation into the water and sewer service area. Three have water and sewer service plus an additional 12 have only water service. This leaves 8 parcels that do not have any service. Of the 8 parcels without any service, 7 are undevelopable. These 7 need to be brought in because they are interior to the boundary drawn around those that do have service. This leaves 1 parcel that doesn't have water or sewer service and 13 that don't have sewer service (12 of which already have water service) that are being annexed into the water and sewer service area.

There are an additional 61 parcels proposed for annexation into the water only service area. Forty three of these parcels have existing water service. Eighteen parcels do not have water service and of the 18 parcels without service, 9 are undevelopable. This leaves 9 parcels that don't have water service being annexed into the water only service area.

In summary, 1 developable parcel (APN 032-211-014) is being annexed in that doesn't currently have water or sewer service, 12 developed parcels (APNs 223-171-024, 223-171-025, 223-181-031, 223-181-043, 223-181-044, 223-061-007, 032-211-010, 032-211-003, 032-211-007, 032-211-012, 032-211-015, and 032-211-021) are being annexed that don't currently have sewer service but do have water service, and 9 developable parcels (APNs 222-156-016, 223-171-002, 223-171-007, 222-156-019, 032-171-023, 032-171-024, 222-156-015, and 032-171-022) are being annexed that don't have water service.

Parcels that do not currently have service would be connected to the system upon request or in conjunction with a development project processed through Humboldt County after analysis of available capacity for the intended development had been completed.

## ORDINANCE FOR FUTURE DEVELOPMENT OR INTENSIFICATION OF USE

The water capacity analysis conducted in the IS/MND for the Annexation project was based upon build-out at the existing zoning and land use designations. The GSD Board of Directors shall adopt an ordinance that, at a minimum, states that any future development, intensification of use within the GSD boundary, future annexations, or outside agency boundary service that relies on connection to the GSD water or sewer services for implementation will be reviewed by the GSD prior to approval by the County. This review by GSD will be necessary to verify that there is sufficient capacity for the future development above what has been described in the IS/MND for this annexation project.

A “will serve” letter will be provided by GSD to Humboldt County and the project applicant, indicating the ability of the GSD to provide a service connection based upon the current water and/or wastewater system capacity to provide that service. If sufficient water or wastewater service is not available, the applicant will be denied service or service will be limited to the available amount that is allocated to the developer’s project until such time that additional capacity is available. This ordinance will also identify the location of the water and sewer service area and the water only service area overlay. GSD shall notify Humboldt County of the new ordinance so that it will be included in current planning activities and applied to any properties applying for development within the GSD Sphere of Influence.

DRAFT 4-1-17



## DESCRIPTIONS OF EACH AREA

Figures 4 through 9 are detailed blowups by area, and denote each APN by number that is proposed for annexation into the water and sewer service area or the water only service area overlay. The information for each APN by area is also enumerated in Table 1 of Attachment 1 in this application package. Each area is described and summarized below.

Summary Table

Area #	Name of Area Proposed for Annexation	Total No. of APNs to Annex	No. APNs into Water Only	No. APNs into Water and Sewer	Undevelopable	No. APNs Water Customers	No. APNs Sewer Customers	No. APNs with No Service	# Developed or Developable APNs for new water	# Developed or Developable APNs for new sewer
1	Bear Canyon Road / Redwood Dr Area	17	11	6	4	9	2	6	2	2
2	Connick Creek Area	9	9	0	0	6	0	3	3	0
3	Hillcrest Drive Area	9	0	9	1	7	0	2	1	8
4	Kimtu	24	24	0	4	20	0	4	0	0
5	Leino Lane / Sprowel Creek Rd Area	17	17	0	3	10	0	7	4	0
6	Bear Ck Rd /Bushnell Rd/ Alpn/Mead	8	0	8	4	4	1	4	0	3
		<b>84</b>	<b>61</b>	<b>23</b>	<b>16</b>	<b>56</b>	<b>3</b>	<b>26</b>	<b>10</b>	<b>13</b>

### Area 1 Figure 4: Bear Canyon Road / Redwood Drive Area

There are a total of 17 parcels proposed for annexation in this area. Six of the 17 parcels are proposed for the water and sewer service area, of these 6 parcels 2 have sewer service and 2 are undevelopable. The remaining 2 parcels have only water service but are proposed for water and sewer service (APNs 223-171-024 & -025). Those two APNs are developed as a single commercial facility (Blue Star Gas) and the property contains a GSD sewer lift station. These two parcels can be serviced by pumping their sewage up to the existing sewer infrastructure. The property owner would be responsible for installation of the lift station to discharge the sewage into the existing wet well.

The remaining 11 parcels are proposed for annexation into the water only service area. Of the 11 parcels, 7 have existing water service, 2 are undevelopable, and 2 developable parcels do not have service. One of these parcels has water infrastructure up to the parcel boundary and the other parcel is land locked by the surrounding parcels.

### Area 2 Figure 5: Connick Creek Subdivision Area

There are 9 parcels proposed for annexation in this area. These parcels are proposed for water only service area and have existing meters and infrastructure. Of the 9 parcels there are 3 that are not GSD customers, two of which are vacant.

### Area 3 Figure 6: Hillcrest Drive Area

There are 9 parcels proposed for annexation into the water and sewer service area. Seven have water service, 1 is the GSD water tank site and the other is vacant but substandard for the zoning. The 1 undeveloped parcel proposed for water and sewer service has water infrastructure available.

Sewer service to these 8 parcels will require construction of sewage collection pipelines to the intersection of Hillcrest & Melville along with the associated manholes and service laterals.

#### Area 4 Figure 7: Kimtu Subdivision Area

There are 24 parcels proposed for annexation in this area. All of the parcels are proposed for the water only service area and 20 of the parcels have existing water service. The other 4 parcels contain the decommissioned water supply infrastructure for the Kimtu Mutual Water Company, and are very small and undevelopable.

#### Area 5 Figure 8: Leino Road / Sprowel Creek Road Area

There are 17 parcels proposed for annexation into the water only service area. Ten of those parcels have water service, 7 do not have service and 3 of those 7 are undevelopable.

#### Existing Service Infrastructure

The APNs on Leino Road are currently served off an existing 2" water main that starts at the end of Riverview Drive and comes down the slope, under Sprowel Creek Road, through a pressure reducing valve, and down Leino Road. This line is old and operations staff has to make repairs on a regular basis. APNs 032-171-015, 032-171-017 and 032-171-025 are served off a small waterline that comes from the end of Riverview Drive. APN 032-211-020 is served from a waterline that comes from the main water tank on the east side of Hwy 101. The meter for this APN is also on the east side of Hwy 101 and is shown on Figure 13.

There are 13 APNs shown on Figure 13 which are currently served from these old dilapidated waterlines. For these APNs, the District desires to install new laterals and meters for the existing customers to enhance continuation of service and to transfer the service from the old infrastructure to the newer Kimtu waterline via the stub outs. GSD must obtain LAFCo approval of this transfer due to the conditions that were placed on the approval of the Kimtu Waterline Project in Resolution 10-06.

#### Background on Kimtu Waterline Approvals by LAFCo and Stub outs

LAFCo approved the extension of water service to the Kimtu Meadows Mutual Water Company customers in July 2010 as documented in Resolution 10-06. This extension involved construction of 2.5 miles of 8" water main in Sprowel Creek Road and Camp Kimtu Road from downtown Garberville to the Kimtu Meadows Subdivision (see figure 15 for location). At the time that LAFCo was considering the request for extension, LAFCo had not yet completed the Municipal Service Review and Update of the Sphere of Influence. Nor had GSD completed CEQA for the annexation project. The GSD had prepared a Master Services Element and submitted it to LAFCo in 2002 but it had never been adopted. LAFCo had approved an annexation in 2002 for new sewer service in three areas. The most recent adopted system wide planning documents for the District were from 1986. The Humboldt County General Plan Update had been in progress for more than a decade.

The minutes of the public hearings for the Kimtu request held by LAFCo in May 2010 and July 2010 generally indicate that the Commission was concerned with the installation of this 2.5 miles of 8" waterline from downtown Garberville to the Kimtu Meadows Subdivision in an area for which there was no current planning documents that addressed the growth potential of an unrestricted waterline. With a lack of current planning documents, the Commission decided that their approval needed to contain conditions to assure that extending the waterline would not induce growth. The conditions that were included in Resolution 10-06 are:

*“1. Prior to funding or construction of the proposed project, the Garberville Sanitary District shall provide documentation to Humboldt LAFCo that District policies have been adopted sufficient to ensure that no future connections to the proposed water line outside of the District Boundary will be approved by the District for any purpose, other than to correct an existing threat to public health and safety (as described in Government Code Section 56133(c)). Such policies shall not be amended, except with LAFCo approval to ensure that future proposals for Sphere of Influence amendments and/or annexations would be considered under the assumption that the water line is not available for purposes other than its specified intent of correcting a public health threat to the existing residents of the Kimtu Meadows Subdivision, or until such time that the Garberville Sanitary District completes their Municipal Service Review update and Sphere of Influence expansion and the Community Humboldt County Plan and General Plan for the area is adopted.*

*2. Any future connections to the Garberville Sanitary District water line extended to serve Kimtu Meadows Subdivision be submitted to Humboldt LAFCo for review and approval prior to the connection being made; and*

*3. Garberville Sanitary District will notify Humboldt LAFCo when service to the Kimtu Meadows Subdivision has been established and provide a description of the constructed water system.*

*4. Garberville Sanitary District will adopt an ordinance dedicating the Kimtu Meadows Subdivision line to serve only existing Kimtu connections and prohibiting future connections to the line.*

Since that time the Municipal Service Review and Sphere of Influence Update have been completed by LAFCo staff and were adopted by the Commission in March 2013. In addition to the MSR and SOI, the GSD has completed the IS/MND for the Annexation Project which included several iterations evaluating the properties adjacent to the Kimtu Waterline for which service was being requested. The CEQA analysis described the existing water services that are adjacent to the Kimtu Waterline on Sprowel Creek Road and Leino Lane. The document further describes the District's desire to transfer the services for these parcels from the old waterlines to the new Kimtu line. The Final IS/MND adopted by the GSD Board on Sept 24, 2013 in Resolution 13-008 and the Notice of Determination filed with the State Clearinghouse and Humboldt County Clerk discusses the growth inducing impacts of the project. These documents fulfil the intent of the requirements of the “until such time that” in condition 1.

The District adopted Resolution 10-007 and adopted an amendment to it based upon LAFCo staff review comments, which is in attachment 4. The purpose of this resolution is to fulfil conditions 1 and 4.

The District notified LAFCo staff when the Kimtu line construction was completed and the ownership of the waterline had been transferred to GSD. We also provide a copy of the Water Permit Amendment issued by CDPH to fulfil condition 3.

In May 2012, the District requested that the Commission allow us to install two stub outs prior to Humboldt County's paving project. On May 16, 2012 the Commission approved the District's request and the stub outs were constructed.

In accordance with condition 2, the District is now requesting that the Commission allow these APNs to be connected to those stub outs.

The amendment to GSD's water permit from CDPH for the Kimtu Waterline also contains conditions for minimum fire flow at the Kimtu Meadows Subdivision hydrant that must be satisfied, prior to the District allowing connection to the Kimtu water line. The permit conditions read:

*"Garberville Sanitary District shall not allow new service connections to the 8-inch transmission main, constructed as part of Kimtu Meadows Mutual Water Company's Proposition 50 project, that will reduce the design fire-flow at the Kimtu Meadows subdivision hydrants to below 750 gallons per minute at adequate pressure."*

The required fire flow condition of 750 gpm at the Kimtu hydrant has been achieved as of November 2013, and that residential connections can be made without adversely affecting the fire flow at Kimtu. The letter report from LACO is attached for your reference. After LAFCo approves connection of these parcels, GSD will inform CDPH of our intention to make the connections to the stub outs.

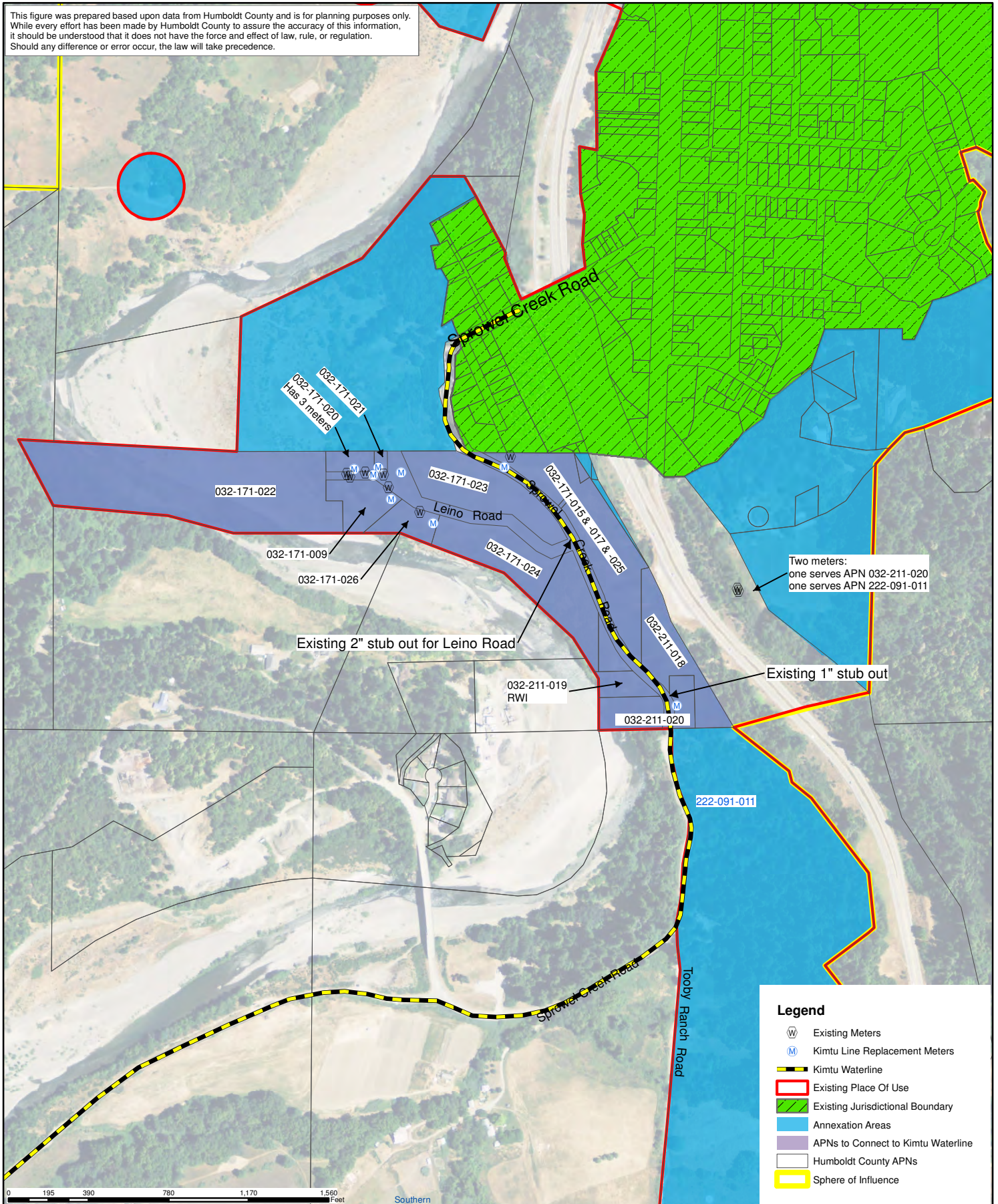
The District certainly agrees that LAFCo has the responsibility to review and approve the annexation of parcels into the District's boundary which does include a description of how the parcel will be served; but we believe that once those properties have been approved for annexation by LAFCo, it is the District's responsibility from that point forward to determine which infrastructure from which a parcel can best be served. The service locations for any parcel within the District could change as the infrastructure within the District is updated. While the 13 parcels detailed on Figure 13 could be served off the older infrastructure, the District desires to serve these parcels off the most updated, cost effective, and efficient infrastructure. We believe that the Commission should revise the conditions in Resolution 10-06 to reflect the fact that once a parcel has been approved for annexation into the jurisdictional boundary, that the service location can be chosen and updated by the District as infrastructure changes and evolves over time.

#### Area 6 Figure 9: Bear Creek Road / Bushnell Lane & Alderpoint Road Area

There are 8 parcels proposed for annexation into the water and sewer service area. Three of these parcels have water service, 1 has water and sewer service. There is 1 without any service and 3 are undevelopable. The parcels without sewer service have sewer infrastructure up to the parcel boundary. The existing sewer system has sufficient capacity to service these parcels for sewer.



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp\Fig 13-KimtuWaterlineServices.mxd

Date: 4/12/2014



**Annexation Project**  
Application to LAFCo

Garberville Sanitary District (707) 923-9566

**Services Proposed to be Reconnected**  
to Kimtu Waterline in Sprowel Creek Rd.

SCALE: 1:7,500      DRAWN BY: J. SHORT      DATE: 04/11/2014

**Figure**  
**13**  
Page 57

December 11, 2013

7714.01

Garberville Sanitary District  
P.O. Box 211  
919 Redwood Drive  
Garberville, California 95542

Attention: Jennie Short, Capital Projects Manager

Subject: Kimtu Meadows Subdivision Fire Flow Testing for GSD Drinking Water Improvement Project Construction

Dear Mrs. Short:

This letter presents the results of fire flow testing performed by Garberville Sanitary District (GSD) staff and Paul Gregson, P.E. of LACO Associates, on November 18, 2013. The available fire flow capacity in the Kimtu Meadows Subdivision was measured to determine the impact of the new 8-inch mainline in Sprowel Creek Road on the performance of the system. Flow tests were performed in accordance with the National Fire Protection Association Fire Flow Test (NFPA 291) and AWWA (Manual 291) Standards.

## **BACKGROUND**

In 2012, a new 14,200-foot long potable water transmission main was constructed to connect the Kimtu Meadows Subdivision to the GSD water system. The transmission main was designed to provide a fire flow of at least 750 gallons per minute (gpm) to Kimtu. Upon completion of construction, fire flow testing was conducted and it was evident that the design fire flow had not been achieved. District staff researched newly available as built documents to try to determine if there were any constrictions within the existing mainline that could be contributing to the lower-than-anticipated flows. A section of mainline in Sprowel Creek Road (from Redwood Drive through the west side of the Hwy 101 overpass structure) was identified as a combination of 4-inch and 6-inch diameters. At that time, LACO informed GSD that it would be necessary to upsize this section of main to an 8-inch main as part of GSD's Drinking Water Improvement Project to be able to produce the required 750 gpm fire flow. Calculations based on the flow testing of the transmission main, performed following the Kimtu Meadows Potable Water Pipeline Project, demonstrated an available fire flow of 356 gpm prior to GSD's upsizing of the 4-inch main. The results of the preliminary testing are shown in Table 1.



TABLE 1: Kimtu Meadows Potable Water Pipeline Project Hydrant Test – June 20, 2012

Time	Test Hydrant Location	Static Pressure	Residual Pressure	Flow <sup>(1)</sup>		Hydrant Loss <sup>(2)</sup>	Flow @ 20	Flow @ 20
				PSI	GPM		PSI <sup>(3)</sup>	PSI with Hydrant Loss
*	Alice & Kimtu	52.5	12 <sup>(5)</sup>	7	445	10%	395	356

\*Test was performed between 11:00 AM and 1:00 PM, exact time unknown.

1-5 Refer to footnotes in Table 2.

### CURRENT FLOW TEST RESULTS & DISCUSSION

The GSD has completed the installation of a new 8-inch main across the bridge on Sprowel Creek Road, and a hydrant test was needed to verify that the new main met the required value of 750gpm for fire protection.

The flow testing was conducted on November 18, 2013. All fire flow tests were performed by flowing a hydrant located across from 169 Kimtu Drive. Residual pressures were measured from four hydrants (Test Hydrants); two along Sprowel Creek Road, which are located in the Town of Garberville, and two located in the Kimtu Meadows Subdivision. Results of those tests are presented in Table 2.

TABLE 2: Garberville Sanitary District Hydrant Test – November 18, 2013

Time	Test Hydrant Location	Static Pressure	Residual Pressure	Flow <sup>(1)</sup>		Hydrant Loss <sup>(2)</sup>	Flow @ 20	Flow @ 20
				PSI	GPM		PSI <sup>(3)</sup>	PSI with Hydrant Loss
12:30	Redwood & Sprowel Creek Rd <sup>(6)</sup>	67	52 <sup>(4)</sup>	21	855	20%	1,583	1,267
12:30	Sprowel Creek (@ Daisy's) <sup>(6)</sup>	71	54 <sup>(4)</sup>	21	855	20%	1,547	1,237
13:20	Across from 31 Alice	57	20.5 <sup>(5)</sup>	21	855	10%	861	775
13:20	Alice & Camp Kimtu	61	27.5 <sup>(5)</sup>	21	855	10%	953	858

(1) The Flow hydrant was located across from 169 Kimtu. The same hydrant was used for all tests.

(2) Hydrant loss is based on the hydrant outlet type. See American Water Works Association M17 Manual or the National Fire Protection Association Manual 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants Fire for a description.

(3) Provided for modelling purposes.

(4) Hydrant test did not meet 25% pressure drop to meet National Fire Protection Association Fire flow test standards or the 20PSI drop required by AWWA Standards.

(5) Hydrant test did meet 25% pressure drop to meet National Fire Protection Association and 20 PSI drop per AWWA standards.

(6) These hydrants are located downtown and not situated in the Kimtu Subdivision. The District requested these additional hydrant tests.

The results of the tests show an available fire flow capacity of 775 gpm in the Kimtu Meadows Subdivision. GSD's installation of a new 8-inch main along Redwood Drive produced results consistent

with the design intent, and demonstrates that the minimum fire flow requirement of 750 gpm, as required by the California Department of Public Health, has been achieved in the Kimtu Meadows Subdivision. LACO anticipates that the District can add a limited number of residential 5/8-inch connections to the Kimtu main line and not adversely impact the available fire flows at the Kimtu Meadows Subdivision. Commercial connections or larger meters should be evaluated carefully based upon estimated demands.

We appreciate the opportunity to conduct this fire flow test and validate the capacity within the Kimtu Meadows Subdivision. Please contact us at (707) 443-5054 if we can be of further assistance to the District.

Sincerely,  
LACO Associates



Benjamin W. Dolf, E.I.T.  
Staff Engineer



Paul Gregson, P.E.  
Associate Engineer

PAG:kc

P:\7700\7714 Garberville Sanitary District\7714.01 GSD- Kimtu Pipeline Flow Testing\10 Civil\7714.01 GSD Fire Flow Results Letter 20131119.docx



## SEWER INFRASTRUCTURE

---

The GSD has an extensive sewer collection system in the locations shown in on figure 14. There are three areas that consist of 13 developed or developable parcels proposed for annexation into the water and sewer service area. Six of these APNs have existing sewer infrastructure available. They are hatched in light green with dark green dots on figure 14.

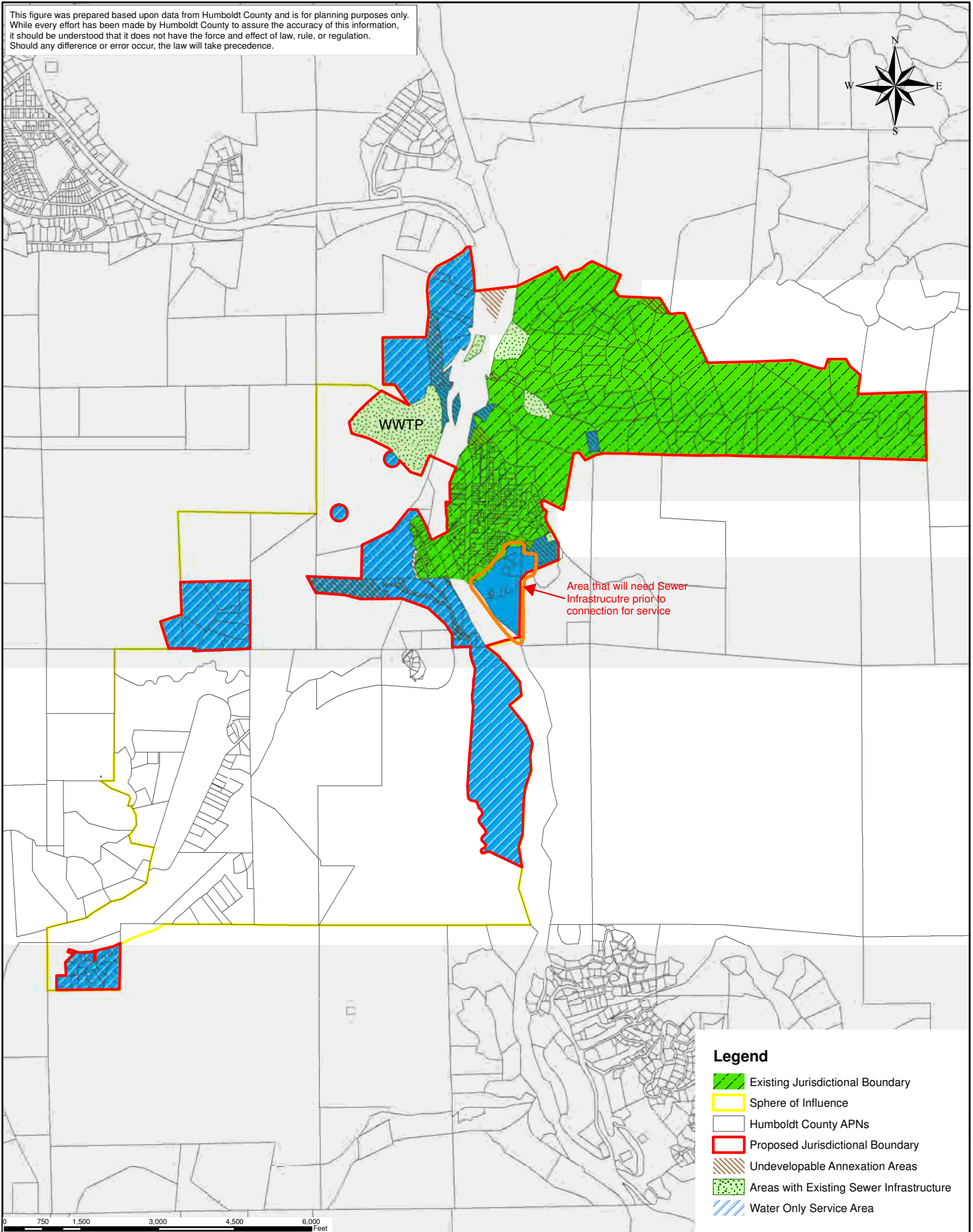
There are seven that do not have existing sewer collection infrastructure. The District holds some of the easements for the future collection sewer lines and the rest would be acquired from the property owner that was applying for sewer service. The sewer line extensions would be completed as part of the property's development permit with the County and would generally consist of 6-inch lines with manholes and connection to the existing collection system. These improvements would be only for the benefit of those properties and the expenses associated with the extended collection system would be borne by the properties that connected to those new pipes. This area is notated with an orange line on Figure 14.

As discussed above, service to APNs (APNs 223-171-024 & -025) would include installation of a private lift station at the existing building that would discharge into the existing wet well on that same property. The cost for the installation of the private lift station would be borne by the property owner at the time that the request to connect to the District's sewer system was approved.








The wastewater treatment plant has adequate capacity to service these properties at full build-out under the existing zoning and land use designations.

DRAFT

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



**Legend**

-  Existing Jurisdictional Boundary
-  Sphere of Influence
-  Humboldt County APNs
-  Proposed Jurisdictional Boundary
-  Undevelopable Annexation Areas
-  Areas with Existing Sewer Infrastructure
-  Water Only Service Area

0 750 1,500 3,000 4,500 6,000 Feet



**Annexation Project Application to LAFCo**  
 Garberville Sanitary District (707) 923-9566

**Areas with Existing Sewer Infrastructure Outside Boundary**  
 SCALE: 1:30,000  
 DRAWN BY: J. SHORT  
 DATE: 04/04/2014

**Figure 14**  
 Page 62

## WATER INFRASTRUCTURE

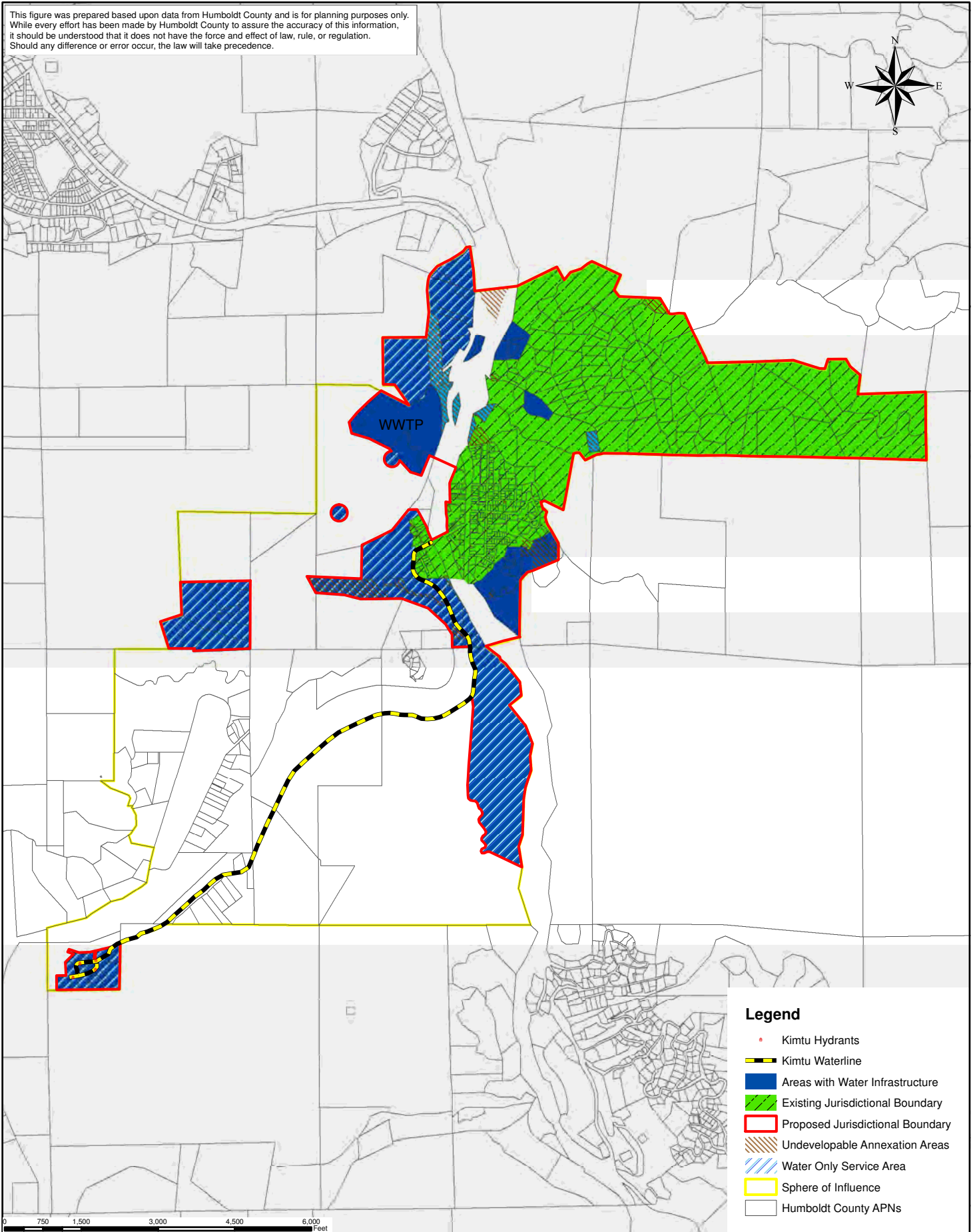
The GSD has an extensive water distribution system in all locations proposed for water service. Figure 15 shows the areas in dark blue that have existing infrastructure in the areas proposed for annexation into the water only service area. There is adequate infrastructure and water rights to serve the ten developed or developable parcels being annexed that don't currently have service. A water consumption evaluation was completed as part of the Final Initial Study/Mitigated Negative Declaration. The total available water right under the Right to Divert Water Permit and License is 80 million gallons per year. The summary table from this evaluation is below. The total consumption is estimated at 70.9 million at build-out.

<b>Summary of Water Consumption</b>	
Description of Consumption	Amount (gallons)
Existing Average Use	65,131,644
Kimtu Meadows Subdivision Customers	2,600,000
APNs Not Currently Consuming GSD Water in Existing Jurisdictional Boundary and License POU	1,908,500
APNs Not Currently Consuming GSD Water in Existing Jurisdictional Boundary and Permit POU	705,000
APNs Not Currently consuming GSD Water Outside Existing Jurisdictional Boundary and inside Permit POU	566,500
<b>Total</b>	<b>70,911,644</b>

Source: Final Recirculated Initial Study/Mitigated Negative Declaration. Sept 2013

The existing surface water treatment plant diverted the 80 million gallons in 1999. The new surface water treatment plant that is currently under construction will have adequate capacity to continue to serve all of the properties being annexed for water service and the anticipated build-out within the proposed jurisdictional boundary.

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Kimtu Hydrants
  - Kimtu Waterline
  - Areas with Water Infrastructure
  - Existing Jurisdictional Boundary
  - Proposed Jurisdictional Boundary
  - Undevelopable Annexation Areas
  - Water Only Service Area
  - Sphere of Influence
  - Humboldt County APNs

0 750 1,500 3,000 4,500 6,000 Feet



**Annexation Project  
Application to LAFCo**  
Garberville Sanitary District (707) 923-9566

**Areas with Existing Water  
Infrastructure Outside Boundary**  
SCALE: 1:30,000  
DRAWN BY: J. SHORT  
DATE: 04/11/2014

**Figure  
15** Page 64

# ATTACHMENT 4

## Applicable GSD and LAFCo Resolutions





# **GARBERVILLE SANITARY DISTRICT**

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

## **RESOLUTION NO. 13-008**

### **RESOLUTION OF THE BOARD OF DIRECTORS OF THE GARBERVILLE SANITARY DISTRICT ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING AN APPLICATION TO ANNEX AREA INTO THE DISTRICT'S JURISDICTIONAL BOUNDARY AND MODIFY THE PLACE OF USE**

#### **Recitals**

A. WHEREAS, the Garberville Sanitary District (the "District") has identified the need to modify its Place of Use for its surface water diversion permit and license and annex certain areas of land into its jurisdictional boundary ("Annexation Project");

B. WHEREAS, the District, will prepare an Boundary Change Application (the "Annexation Application") for submission to the Humboldt Local Agency Formation Commission ("LAFCo") and a Petition for a change in the Place of Use for water was submitted to the California State Water Resources Control Board ("SWRCB");

C. WHEREAS, in anticipation of submitting the Annexation Application and to support the petition for a change in place of use, the District, with the assistance of its retained consultant SHN Consulting Engineers & Geologists, Inc., ("SHN"), has performed an analysis of potential environmental impacts associated with the Annexation Project;

D. WHEREAS, the District has prepared the Final Mitigated Negative Declaration dated September 2013, which is the Draft Mitigated Negative Declaration that was circulated for review and comment, and supplemented based upon the comments received; and

E. WHEREAS, the District's Board of Directors believes pursuing the Annexation Project is in the best interests of the District.

#### **Findings**

The Board of Directors of the Garberville Sanitary District hereby finds and determines as follows:

RESOLUTION 13-008

1. The District proposes to adopt the Final Mitigated Negative Declaration for the Annexation Project: Change in Jurisdictional Boundary & Place of Use and the associated annexation of additional area(s) of land into the District's jurisdictional boundary.
2. A Draft Mitigated Negative Declaration was prepared for this project by a qualified consultant (SHN) under the direction of District staff. The Final Mitigated Negative Declaration was prepared to meet the requirements of the California Environmental Quality Act (CEQA), California Public Resources Code § 21000, et seq.
3. A Mitigation, Monitoring, and Reporting Plan was prepared for the Annexation Project and is included in on page 83 of the Final Mitigated Negative Declaration.
4. The Draft Mitigated Negative Declaration was properly prepared, advertised, and circulated in accordance with the California Environmental Quality Act, having been:
  - a. Advertised in newspapers of general circulation in the project area;
  - b. Circulated through the State clearinghouse for the required 30 days (State Clearinghouse Number 2012032025);
  - c. Mailed to applicable state and local public agencies and known interested parties;
  - d. Noticed and available for public review for the required 30 days; and
  - e. Prepared using the current Initial Study checklist (CEQA Appendix G), so as to evaluate the potential for adverse environmental impacts under CEQA;
5. Written comments were received by the District in response to the Draft Mitigated Negative Declaration. Responses to those comments were prepared by SHN and considered by the Board.
6. The District held Public hearings on July 23, 2013 and September 24, 2013 to describe and receive public comment on the project and Mitigated Negative Declaration.
7. A Board Meeting was held for the Annexation Project by the Board of Directors on July 23, 2013 and again on September 24, 2013, to consider adoption and approval of the Mitigated Negative Declaration and Annexation Project, respectively.

8. The Board of Directors has reviewed and considered the Mitigated Negative Declaration, public notice, correspondence, staff reports, any comments received at the public hearing or in writing, and responses to comment and information provided in response to those comments, which together constitute the whole record for this project.
9. The Final Mitigated Negative Declaration reflects the independent judgment and analysis of the Board of Directors.

**Resolution**

NOW, THEREFORE, the Board of Directors of the Garberville Sanitary District hereby resolves as follows:

1. The Board of Directors hereby finds that the Final Mitigated Negative Declaration was prepared pursuant to CEQA;
2. The Board of Directors has reviewed and considered the Final Mitigated Negative Declaration, together with all comments received during the public review process and information provided in response to those comments, prior to acting on the Annexation Project;
3. The Board of Directors hereby finds that, based on the whole of the record before it, including all documents and comments, there is no substantial evidence the Annexation Project will have a significant effect on the environment with the incorporation of the mitigation measures included therein;
4. The Board of Directors hereby finds that, based on the whole of the record before it, there is substantial evidence that no new information was added to the record after circulation of the Draft Mitigated Negative Declaration and Notice of Intent to Adopt the Draft Mitigated Negative Declaration that warrants revision and recirculation;
5. The Board of Directors adopts the Final Mitigated Negative Declaration;
6. The Board of Directors adopts the Mitigation, Monitoring, and Reporting Plan for the Annexation Project. District Staff is directed to implement the mitigation measures adopted in the Mitigated Negative Declaration. This is to be accomplished by coordinating with the County and District Staff to ensure that the mitigation measures are implemented.
7. District Staff is directed to maintain the documents which constitute the record of proceedings for approving this Project, which are located at the office of the Garberville Sanitary District, 919 Redwood Drive, Garberville, CA 95542.



RESOLUTION 13-008

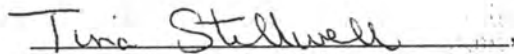
8. The Board of Directors hereby approves the Annexation Application and authorizes District Staff to sign the documents necessary, including the indemnification, to submit the Annexation Application to Humboldt LAFCo.
9. District Staff is directed to file a Notice of Determination for the project within five (5) days.

On motion of Director Stewart, and seconded by Director Brodersen, the foregoing Resolution is Passed and adopted this 24th day of September, 2013, by the following roll call votes:

AYES:	Directors	<u>Bourassa, Andersen, Stewart, Brodersen</u>
NOES:	Directors	_____
EXCUSED:	Directors	_____

 \_\_\_\_\_, Chairperson

ATTEST:

  
Tina Stillwell, Clerk of the Board



# **GARBERVILLE SANITARY DISTRICT**

**P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566**

## **AMENDED RESOLUTION NO. 10-007**

AMENDING RESOLUTION 10-007 AND 09-008  
AS AN AMENDMENT TO SECTION 5.3 OF THE DISTRICTS ORDINANCES  
AS PER A CONDITION OF APPROVAL BY THE  
HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION  
FOR AUTHORIZATION TO PROVIDE OUT OF AREA SERVICES  
UNDER GOVERNMENT CODE SECTION 56133  
TO SERVE EXISTING KIMTU MEADOWS SUBDIVISION  
RESIDENTIAL CONNECTIONS

5.3a shall be inserted and read as follows;

WHEREAS, the Kimtu Meadows subdivision map was recorded on June 20<sup>th</sup>, 1968 by the Humboldt County Recorder and is identified as Tract Number 72 in Book 15 of Maps, pages 53 and 54 on file with the Humboldt County Recorder's Office; and

WHEREAS, the Kimtu Meadows Subdivision consists of 20 homes located at the terminus of Kimtu Road, approximately 2.5 miles southwest of the community of Garberville; and

WHEREAS, since its inception, the Kimtu Meadows subdivision has received domestic water service from the Kimtu Mutual Water Company which owns and maintains a water intake structure in the Eel River, treatment and distribution systems. The existing domestic water system also provides water for fire protection through a total of two "wharf" style fire hydrants located throughout the neighborhood; and

WHEREAS, over the course of several years, the Kimtu Mutual Water Company has been unable to reliably deliver the domestic water meeting the California Surface Water Treatment Regulations (SWTR) and Federal guidelines for a system of its size; and

WHEREAS, In July 1994, Kimtu Mutual Water (KMW) company entered into an agreement with the State Department of Health Services (DHS) to operate the water treatment facility such that water served for domestic purposes is "at all times safe to drink," but that KMW has regularly failed to meet State standards with the existing system; and

## AMENDED RESOLUTION 10-007

WHEREAS, as a result of these water quality deficiencies, the California Department of Public Health has issued a mandatory "Boil Water Advisory" and instructions to all customers of the Kimtu Mutual Water company. These instructions have been in place continuously for several years; and

WHEREAS, The State of California has awarded grant funds under Proposition 50 for the purpose of correcting the water quality deficiencies of the Kimtu Mutual Water Company. After considerable analysis, the California Department of Public Health has identified a preferred solution. CDPH proposes to extend an eight inch diameter water line from existing water facilities of the Garberville Sanitary District along approximately 2.5 miles of Kimtu Road and Sprowl Creek Road. Water supply would come from the existing GSD owned and operated intake facility in the Eel River. The existing GSD water tanks would provide storage for peaking and fire flow; and

WHEREAS, the proposed project has independent utility as a correction of an existing water quality deficiency intended solely to relieve an existing threat to public health and safety. The proposed facilities are of the minimum size necessary to efficiently provide domestic water and fire protection services to the Kimtu Meadows neighborhood; and

WHEREAS, GSD recognizes an ongoing need to address the comprehensive planning and service delivery issues which have arisen, in part, as a result of the District's decision to acquire the Garberville Water Company in 2004. The District's prior and ongoing actions to address service delivery more broadly include the following:

- 1) The May 2010 DRAFT LAFCo Municipal Services Review (MSR) for the GSD includes a brief discussion of the District's acquisition of the GWC and notes that the District is now providing domestic water service both within and outside of its boundaries.
- 2) LAFCO is currently considering Sphere of Influence for the GSD at a size which anticipates the potential future expansion of the District boundary to include the area in which the District provides domestic water services. The service areas of other mutual water companies are also included within the GSD Sphere of Influence.
- 3) The District, its Board Members and residents of the Community of Garberville have been active participants in the ongoing comprehensive update to the Humboldt County General Plan. District representatives have provided information to the County regarding opportunities and constraints regarding the provision of domestic water and wastewater services to the community.
- 4) The District has secured state and federal grant funds to make improvements to the existing water system. These improvements include the refurbishment of the existing intake system in the Eel River, replacement and enhancement of existing water treatment facilities, installation of new pipelines and a storage tank to improve system reliability and ensure adequate fire flow throughout the service area.

**AMENDED RESOLUTION 10-007**

- 5) The District has committed to conduct a comprehensive examination of service delivery options for the community of Garberville. Among the items to be considered are:
  - a. The benefits and costs of the reorganization of the District under an alternative enabling act.
  - b. The status of nearby private water systems and the benefits and costs of expanding District Services by acquiring such systems.
  - c. The appropriate extent and location of the District Sphere of Influence.
  - d. The appropriate extent and location of the District Boundary

WHEREAS, the future need for services to the Garberville Community is highly dependent on the results of the update to the Humboldt County General Plan. While the District continues to participate in the process, the final selection of land use designations and development policies will be made by the Humboldt County Board of Supervisors. For that reason, the District has determined that the community is best served if the planned comprehensive examination of service issues is deferred until after the County completes the update; and

WHEREAS, the District finds that the existing threat to the health and safety of the customers of the Kimtu Mutual Water Company is sufficiently serious to require corrective action independently of a comprehensive service review, provided such action does not prejudice the outcome of such review.

NOW THEREFORE, BE IT RESOLVED THAT, the Garberville Sanitary District Board of Directors hereby enacts the following policies with regard to the extension of water services to the Kimtu Meadows Subdivision and/or Kimtu Mutual Water Company:

1. The District will bear no cost for the design and construction of facilities to provide such service.
2. Any facilities constructed to provide such service shall be designed to function effectively without reliance upon any other capital improvements to Garberville Sanitary District water system.
3. The beneficiaries of the project shall ensure that the District will bear no liability with regard to the design or construction of the proposed facilities.
4. All plans and specifications for the proposed facilities shall be reviewed and approved by the District prior to the award of contracts for the construction of any portion of the project.
5. The plans and specifications for the proposed water service facilities shall not include equipment to provide services to any adjacent properties for any purpose whatsoever, except as necessary to provide water service to the Kimtu Meadows subdivision.
6. The Kimtu Mutual Water Company shall issue an irrevocable offer of dedication of all water service facilities and descriptive and prescriptive water rights under its ownership and control. All proposed water service facilities to be installed with the proposed project shall also be dedicated to the District.

## AMENDED RESOLUTION 10-007

7. All individual properties receiving Garberville Water shall issue an irrevocable offer of dedication of all descriptive and prescriptive water rights under its ownership and control.
8. Connection fees for service to the existing customers of the Kimtu Mutual Water Company will be waived upon acceptance by the District of the proposed water service facilities.
9. Prior to submitting a request to the Humboldt County Local Agency Formation Commission for authorization to annex the property or to provide services outside the District Boundaries, the District shall secure the following:
  - a. Instruments from each property owner and the Kimtu Mutual Water Company assigning to GSD all existing or future assignable water rights associated with their properties and relinquishing all unassignable rights to extract water from the South Fork Eel River, effective upon the provision of service by the District.
  - b. Individual consent to annex from each of the properties to be served by the project. Such consent shall run with the land and be binding on future residents and property owners to the extent permitted by law.
10. No additional requests for service along the proposed facilities shall be approved by GSD without LAFCo's approval prior to the completion of the planned comprehensive review of water service throughout the community except as follows:
  - a. Service is to a residence existing on the date of this resolution, and which has not increased in size or intensity of use since following the adoption of this resolution. Second units developed after the date of this resolution shall not be eligible.
  - b. The replacement of an existing Kimtu Meadows Subdivision water service that was in place prior to the date of this Resolution, which fails to meet applicable water quality standards as determined by the California Department of Public Health and/or the Humboldt County Department of Environmental Health.
  - c. If the service request is outside of the District boundary, provision of service shall be conditioned upon approval by the Humboldt County Local Agency Formation Commission (LAFCO) as necessary to correct an existing threat to public health and safety under Government Code Section 56133 et. seq.
11. Directing and authorizing the GSD General Manager to request and obtain approval from LAFCO to provide the new and extended services contemplated by the resolution.

**AMENDED RESOLUTION 10-007**

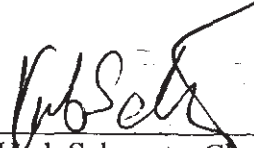
This resolution is hereby amended this date, the 28th of March 2012, by the following vote taken at a regularly scheduled meeting of the Board of Directors of the Garberville Sanitary District.

AYES: Herb Schwartz, Bill Stewart, Dennis Bourassa, Peter Connolly, Rio Anderson

NOES:

ABSTAIN:

ABSENT:

  
\_\_\_\_\_  
Herb Schwartz, Chairperson

Attest:   
\_\_\_\_\_  
Tina Stillwell, Admin. Assistant





# GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

## RESOLUTION NO. 09-008

### APPLYING TO THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION FOR AUTHORIZATION TO PROVIDE OUT OF AREA SERVICES UNDER GOVERNMENT CODE SECTION 56133

WHEREAS, the Kimtu Meadows subdivision map was recorded on June 20<sup>th</sup>, 1968 by the Humboldt County Recorder and is identified as Tract Number 72 in Book 15 of Maps, pages 53 and 54 on file with the Humboldt County Recorder's Office; and

WHEREAS, the Kimtu Meadows Subdivision consists of 20 homes located at the terminus of Kimtu Road, approximately 2.5 miles southwest of the community of Garberville; and

WHEREAS, since its inception, the Kimtu Meadows subdivision has received domestic water service from the Kimtu Mutual Water Company which owns and maintains a water intake structure in the Eel River, treatment and distribution systems. The existing domestic water system also provides water for fire protection through a total of two "wharf" style fire hydrants located throughout the neighborhood; and

WHEREAS, over the course of several years, the Kimtu Mutual Water Company has been unable to reliably deliver the domestic water meeting the California Surface Water Treatment Regulations (SWTR) and Federal guidelines for a system of its size; and

WHEREAS, In July 1994, Kimtu Mutual Water (KMW) company entered into an agreement with the State Department of Health Services (DHS) to operate the water treatment facility such that water served for domestic purposes is "at all times safe to drink," but that KMW has regularly failed to meet State standards with the existing system; and

WHEREAS, as a result of these water quality deficiencies, the California Department of Public Health has issued a mandatory "Boil Water Advisory" and instructions to all customers of the Kimtu Mutual Water company. These instructions have been in place continuously for several years; and

WHEREAS, The State of California has awarded grant funds under Proposition 50 for the purpose of correcting the water quality deficiencies of the Kimtu Mutual Water Company. After considerable analysis, the California Department of Public Health has identified a preferred solution. CDPH proposes to extend an eight inch diameter water line from existing water facilities of the Garberville Sanitary District along approximately

RESOLUTION 09-008

2.5 miles of Kimtu Road and Sprowl Creek Road. Water supply would come from the existing GSD owned and operated intake facility in the Eel River. The existing GSD water tanks would provide storage for peaking and fire flow; and

WHEREAS, the proposed project has independent utility as a correction of an existing water quality deficiency intended solely to relieve an existing threat to public health and safety. The proposed facilities are of the minimum size necessary to efficiently provide domestic water and fire protection services to the Kimtu Meadows neighborhood; and

WHEREAS, GSD recognizes an ongoing need to address the comprehensive planning and service delivery issues which have arisen, in part, as a result of the District's decision to acquire the Garberville Water Company in 2004. The District's prior and ongoing actions to address service delivery more broadly include the following:

- 1) The most recent LAFCO Municipal Services Review (MSR) for the GSD includes a brief discussion of the District's acquisition of the KWC and notes that the District is now providing domestic water service both within and outside of its boundaries.
- 2) LAFCO has set the Sphere of Influence for the GSD at a size which anticipates the potential future expansion of the District boundary to include the area in which the District provides domestic water services. The service areas of other mutual water companies are also included within the GSD Sphere of Influence.
- 3) The District, its Board Members and residents of the Community of Garberville have been active participants in the ongoing comprehensive update to the Humboldt County General Plan. District representatives have provided information to the County regarding opportunities and constraints regarding the provision of domestic water and wastewater services to the community.
- 4) The District has secured state and federal grant funds to make improvements to the existing water system. These improvements include the refurbishment of the existing intake system in the Eel River, replacement and enhancement of existing water treatment facilities, installation of new pipelines and a storage tank to improve system reliability and ensure adequate fire flow throughout the service area.
- 5) The District has committed to conduct a comprehensive examination of service delivery options for the community of Garberville. Among the items to be considered are:
  - a. The benefits and costs of the reorganization of the District under an alternative enabling act.
  - b. The status of nearby private water systems and the benefits and costs of expanding District Services by acquiring such systems.
  - c. The appropriate extent and location of the District Sphere of Influence.
  - d. The appropriate extent and location of the District Boundary

RESOLUTION 09-008

WHEREAS, the future need for services to the Garberville Community is highly dependent on the results of the update to the Humboldt county General Plan. While the District continues to participate in the process, the final selection of land use designations and development policies will be made by the Humboldt County Board of Supervisors. For that reason, the District has determined that the Community is best served if the planned comprehensive examination of service issues is deferred until after the County completes the update; and

WHEREAS, the District finds that the existing threat to the health and safety of the customers of the Kimtu Mutual Water Company is sufficiently serious to require corrective action independently of a comprehensive service review, provided such action does not prejudice the outcome of such review.

NOW THEREFORE, BE IT RESOLVED THAT, the Garberville Sanitary District Board of Directors hereby enacts the following policies with regard to the extension of water services to the Kimtu Meadows Subdivision and/or Kimtu Mutual Water Company:

1. The District will bear no cost for the design and construction of facilities to provide such service.
2. Any facilities constructed to provide such service shall be designed to function effectively without reliance upon any other capital improvements to Garberville Sanitary District water system.
3. The beneficiaries of the project shall ensure that the District will bear no liability with regard to the design or construction of the proposed facilities.
4. All plans and specifications for the proposed facilities shall be reviewed and approved by the District prior to the award of contracts for the construction of any portion of the project.
5. The plans and specifications for the proposed water service facilities shall not include equipment to provide services to any adjacent properties for any purpose whatsoever, except as necessary to provide water service to the Kimtu Meadows subdivision.
6. The Kimtu Mutual Water Company shall issue an irrevocable offer of dedication of all water service facilities and descriptive and prescriptive water rights under its ownership and control. All proposed water service facilities to be installed with the proposed project shall also be dedicated to the District.
7. All individual properties receiving Garberville Water shall issue an irrevocable offer of dedication of all descriptive and prescriptive water rights under its ownership and control.
8. Connection fees for service to the existing customers of the Kimtu Mutual Water Company will be waived upon acceptance by the District of the proposed water service facilities.
9. Prior to submitting a request to the Humboldt County Local Agency Formation Commission for authorization to annex the property or to provide services outside the District Boundaries, the District shall secure the following:

RESOLUTION 09-008

- a. Instruments from each property owner and the Kimtu Mutual Water Company assigning to GSD all existing or future assignable water rights associated with their properties and relinquishing all unassignable rights to extract water from the South Fork Eel River, effective upon the provision of service by the District.
  - b. Individual consent to annex from each of the properties to be served by the project. Such consent shall run with the land and be binding on future residents and property owners to the extent permitted by law.
10. No additional requests for service along the proposed facilities shall be approved prior to the completion of the planned comprehensive review of water service throughout the community except as follows:
- a. Service is to a residence or business existing on the date of this resolution and which has not increased in size or intensity of use since following the adoption of this resolution. Second units developed after the date of this resolution shall not be eligible.
  - b. The replace of an existing water service that was in place prior to the date of the adoption of this resolution, which fails to meet applicable water quality standards as determined by the California Department of Public Health and/or the Humboldt County Department of Environmental Heath.
  - c. If the service request is outside of the District boundary, provision of service shall be conditioned upon approval by the Humboldt County Local Agency Formation Commission (LAFCO) as necessary to correct an existing threat to public health and safety under Government Code Section 56133 et. seq.
11. Directing and authorizing the GSD General Manager to request and obtain approval from LAFCO to provide the new and extended services contemplated by the resolution.

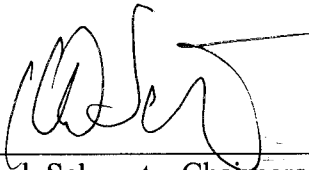
Enacted this date, the 24th of November, 2009 by the following vote taken at a regularly scheduled meeting of the Board of Directors of the Garberville Sanitary District.

AYES: Herb schartz, Bill Stewart, Peter Connolly, Dennis Bourassa

NOES:

ABSTAIN:

ABSENT: Dwight Knapp

  
\_\_\_\_\_  
Herb Schwartz, Chairperson

Attest: Tina Stillwell  
Tina Stillwell Administrative Assistant



## RESOLUTION 10-06

### RESOLUTION OF THE HUMBOLDT LOCAL AGENCY FORMATION COMMISSION APPROVING AN OUT OF AREA WATER SERVICE EXTENSION FOR THE GARBERVILLE SANITARY DISTRICT TO SERVE THE KIMTU MEADOWS SUBDIVISION

**WHEREAS**, the fundamental role of a Special District is to provide an alternative method for providing governmental services by counties within unincorporated areas (25210.1(e)); and

**WHEREAS**, functions for a Special District may be established to provide extended services within an unincorporated area (25210.1(f)), including, but not limited to, Water Service; and

**WHEREAS**, the CA Department of Public Health, has requested that the Garberville Sanitary District (GSD) provide water service to the Kimtu Meadows Subdivision (KMS) due to documented health and safety concerns of the existing water supply; and

**WHEREAS**, the LAFCo has reviewed the application submitted by GSD for extension of said water service; and

**WHEREAS**, a service may be extended with approval from the Humboldt LAFCo (25213.5(e)); and

**WHEREAS**, Humboldt LAFCo has the authority to grant water service extensions within an approved Sphere of Influence upon the request of the District Board; and

**WHEREAS**, the Humboldt LAFCo convened on July 21, 2010 at a publicly noticed meeting to consider the extension of water service to the KMS; and

**WHEREAS**, the Humboldt LAFCo considered all the factors required by law under California Government Code Section 56133.

**WHEREAS**, It has been determined by Humboldt LAFCo in the updated GSD MSR, that the GSD has available water supply and could extend water service to the KMS; and

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That all the foregoing recitations are true and correct.
2. That pursuant to CEQA Guidelines, the extension of water service for health and safety reasons, to an existing facility within the special district's Sphere of Influence (SOI), by a provider with sufficient existing capacity, is subject to CEQA and as such, a Mitigated Negative Declaration (MND) is adopted.
3. The GSD may extend water service to the KMS to remedy current health and safety risks to residents.
4. That the four conditions below are incorporated into this resolution.

1. Prior to funding or construction of the proposed project, the Garberville Sanitary District shall provide documentation to Humboldt LAFCo that District policies have been adopted sufficient to ensure that no future connections to the proposed water line outside of the District Boundary will be approved by the District for any purpose, other than to correct an existing threat to public health and safety (as described in Government Code Section 56133(c)). Such policies shall not be amended, except with LAFCo approval to ensure that future proposals for Sphere of Influence amendments and/or annexations would be considered under the assumption that the water line is not available for purposes other than its specified intent of correcting a public health threat to the existing residents of the Kimtu Meadows Subdivision, or until such time that the Garberville Sanitary District completes their Municipal Service Review update and Sphere of Influence expansion and the Community Humboldt County Plan and General Plan for the area is adopted.
2. Any future connections to the Garberville Sanitary District water line extended to serve Kimtu Meadows Subdivision be submitted to Humboldt LAFCo for review and approval prior to the connection being made; and
3. Garberville Sanitary District will notify Humboldt LAFCo when service to the Kimtu Meadows Subdivision has been established and provide a description of the constructed water system.
4. Garberville Sanitary District will adopt an ordinance dedicating the Kimtu Meadows Subdivision line to serve only existing Kimtu connections and prohibiting future connections to the line.

The foregoing resolution was duly and regularly adopted by the Humboldt Local Agency Formation Commission, State of California.

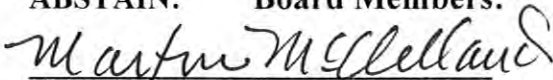
**PASSED AND ADOPTED** at a regular meeting of the Humboldt Local Agency Formation Commission, State of California, on the 21<sup>st</sup> day of July 2010, by the following vote:

**AYES:**            **Board Members:** Clendenen, Duffy, Farley, Zanzi, McKenny, Pauli, and McClelland.

**NOES:**            **Board Members:**

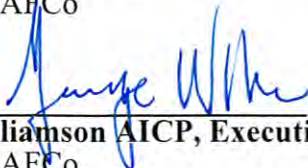
**ABSENT:**        **Board Members:**

**ABSTAIN:**      **Board Members:**



**Marty McClelland, Chairperson**  
Humboldt LAFCo

Attest:



**George Williamson AICP, Executive Officer**  
Humboldt LAFCo





GSD Water Line Extension Approved: July 21, 2010  
 Resolution: 10-06





**RESOLUTION NO. 12-07**

**ALLOWING TWO STUBOUTS ON THE KIMTU WATER LINE AND  
REAFIRMING THE APPROVAL AND CONDITIONS  
OF RESOLUTION NO. 10-06**

**WHEREAS**, the fundamental role of the Humboldt Local Agency Formation Commission (“Commission”) is to implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, consistent with local conditions and circumstances; and

**WHEREAS**, in accordance with Government Code Section 56133, the Commission adopted Resolution No. 10-06 on July 21, 2010, approving the extension of water service to the Kimtu Meadows Subdivision by the Garberville Sanitary District due to documented health and safety concerns of the existing water supply; and

**WHEREAS**, the Commission received a letter on May 7, 2012 from the Garberville Sanitary District requesting the Commission’s approval for the Garberville Sanitary District to install two stub outs on the Kimtu water line in Sprowel Creek Road; and

**WHEREAS**, the Humboldt County Public Works Department will be completing a Sprowel Creek Road paving project, and is requesting all work within the Kimtu water line project limits be completed before June 4, 2012; and

**WHEREAS**, subsequent to the completion of the Sprowel Creek Road paving project, the County of Humboldt Public Works Department will place a five year moratorium on any cuts into the pavement; and

**WHEREAS**, the Commission considered this matter on May 16, 2012, and the Commission heard, received, and considered all oral and written evidence presented.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

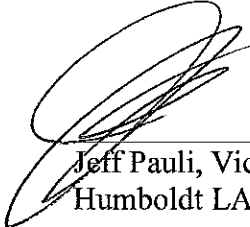
1. The conditions stated in attached Resolution No. 10-06 are reaffirmed.
2. The Garberville Sanitary District will obtain Kimtu Mutual Water District permission to install the stub outs prior to installation.
3. The stub outs will be installed in two locations, as shown in the attached figure.
4. The stub outs will extend to the edge of the asphalt on Sprowel Creek Road.
5. No water service connections to the stub outs will be made without approval by the Commission.

6. The installation of stub outs consists of the minor alteration of an existing facility that does not involve, at this time, expansion of an existing use. Therefore, it has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of the California Environmental Quality Act [CEQA Guidelines Section 15301].

The foregoing resolution was duly adopted by the Local Agency Formation Commission of the County of Humboldt, State of California.

**PASSED AND ADOPTED** at a meeting of the Local Agency Formation Commission of the County of Humboldt, State of California, on the 16<sup>th</sup> of May, 2012, by the following vote:

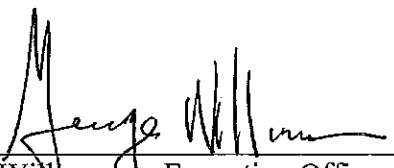
AYES:	Commissioners: Clendenen, Harvey, Farley, Sundberg, Pauli
NOES:	Commissioners: McPherson, Zanzi
ABSENT:	Commissioners: None
ABSTAIN:	Commissioners: None



---

Jeff Pauli, Vice Chair  
Humboldt LAFCo

Attest:



---

George Williamson, Executive Officer  
Humboldt LAFCo

# ATTACHMENT 5

LAFCo Staff Comment Letters  
For IS/MNDs and

GSD Letter of Response  
to final LAFCo letter



# GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

April 22, 2014

Humboldt Local Agency Formation Commission  
Attn: George Williamson, Executive Officer  
1125 16th Street, Suite 202  
Arcata, CA 95521

**SUBJECT: GSD RESPONSE TO LAFCo COMMENTS ON THE GARBERVILLE SANITARY DISTRICT ANNEXATION PROJECT RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION (IS/MND)**

Dear George,

The District received and considered your comments on our most recent CEQA document titled "GARBERVILLE SANITARY DISTRICT ANNEXATION PROJECT RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION (IS/MND)" in a memo dated July 8, 2013 prior to taking action on the Final IS/MND.

Below is a summary of the comments received and the District's response to each one as requested.

No.	LAFCo Comment	GSD Response
1	The proposed annexation currently does not include two parcels (Assessor's Parcel Numbers 032-063-001 and 032-151-004) and a portion of U.S. Highway 101 located on the east side of the South Fork Eel River, just north of Sunny Bank Lane. Adjusting the boundary to follow the river may serve a more logical boundary for service provision in the future.	While annexing these parcels may appear to be prudent from an aerial photo or just considering the river as a boundary, these two APNs are extremely steep and undevelopable. They are not current customers and are not interior to the boundary that would be necessary to encompass all existing services. The District has no desire to annex these areas into the boundary, but LAFCo could choose to do so.

No.	LAFCo Comment	GSD Response
2	The annexation boundaries should follow lines of assessment or ownership as much as possible. The creation of small district “pockets” should be limited, as feasible. For example, the existing residential uses located on APN 223-061-025 could be approved as an outside agency service pursuant to G.C. Section 56133, as compared to annexing the small developed areas that are part of a larger parcel. This option may promote more logical boundaries for the District.	While the District would accept approval of service to these two residences as out of area services, we desire to keep our Jurisdictional Boundary and Place of Use as consistent with each other as possible.  The Jurisdictional Boundary that the District is proposing in this Application matches exactly with the SWRCB approved Place of Use.
3	With regard to the proposed transfer of connections off Leino Road and Sprowel Creek Road to the Kimtu transmission line, LAFCo staff concurs that an amendment to LAFCo Resolution No. 10-06 would be required.	The District understands that transferring the existing service connections to the Kimtu waterline requires not only LAFCo approval but also CDPH approval, and such request for approval has been included in the Annexation Application.

Hopefully these responses are sufficient to address each of the concerns.

Respectfully,

Jennie Short  
Capital Projects Manager



July 8, 2013

Jennie Short  
Capital Projects Manager  
Garberville Sanitary District  
919 Redwood Drive  
Garberville, CA 95542

Subject: LAFCo COMMENTS ON THE GARBERVILLE SANITARY DISTRICT ANNEXATION PROJECT RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION (IS/MND)

Dear Jennie,

Humboldt LAFCo staff has reviewed the Garberville Sanitary District Annexation Project recirculated IS/MND. This document considers the potential effects of annexation, and must be adopted by the Garberville Sanitary District Board of Directors prior to approving a Resolution of Application to LAFCo.

LAFCo staff has considered the potential environmental effects of the proposed boundary changes as evaluated in the IS/MND. The document provides a description of existing conditions, development potential, and anticipated uses. The analysis includes mitigation measures that: 1) clarifies the District's authority and responsibility for the provision of water and wastewater services, and 2) limits future development and intensification of existing uses within District boundaries that would rely on District services without adequate District review and acceptance. In addition, the document describes the intended uses of the IS/MND by responsible agencies, which includes Humboldt LAFCo for its consideration of the District's Annexation Project, and by the State Water Resources Control Board (SWRCB) Division of Water Rights (DWR) for its consideration of the District's "Petition to Change the Place of Use for the Permit and License."

The District's Annexation Project serves to modify the existing jurisdictional boundary to include areas currently served by the District's water system. These outside agency services were reviewed in the Municipal Service Review prepared by LAFCo for the Garberville Sanitary District, adopted on March 20, 2013. LAFCo staff has the following comments related to the proposed boundary changes that will need to be addressed upon resolution of application to LAFCo.

1. The proposed annexation currently does not include two parcels (Assessor's Parcel Numbers 032-063-001 and 032-151-004) and a portion of U.S. Highway 101 located on the east side of the South Fork Eel River, just north of Sunny Bank Lane. Adjusting the boundary to follow the river may serve a more logical boundary for service provision in the future.

2. The annexation boundaries should follow lines of assessment or ownership as much as possible. The creation of small district "pockets" should be limited, as feasible. For example, the existing residential uses located on APN 223-061-025 could be approved as an outside agency service pursuant to G.C. Section 56133, as compared to annexing the small developed areas that are part of a larger parcel. This option may promote more logical boundaries for the District.
3. With regard to the proposed transfer of connections off Leino Road and Sprowel Creek Road to the Kimtu transmission line, LAFCo staff concurs that an amendment to LAFCo Resolution No. 10-06 would be required. This section of the IS/MND is referenced below.

*Page 6, Kimtu Meadows Subdivision – On March 20, 2013, LAFCo adopted Resolution 13-02 adopting the GSD MSR and Resolution 13-03 adopting the updated SOI, which included the Kimtu Meadows Subdivision into the SOI. As part of the proposed change in jurisdictional boundary, the District will request that LAFCo amend its action of the Kimtu waterline extension to include connections on Leino Lane and Sprowel Creek Road as approved for service off the Kimtu waterline. This is also subject to approval by the California Department of Public Health (CDPH). As required by the Amended Permit No. 01-01- 12(P)-002 letter, the GSD is not allowed to add any additional connection if doing so will reduce the fire-flow at the Kimtu Meadows Subdivision fire hydrants to below 750 gallons per minute. Prior to any connection, GSD will provide CDPH and Humboldt LAFCo the necessary information to satisfy the fire-flow requirements.*

Thank you for the opportunity to comment on this project. It is requested that responses to our, and other comments received, be forwarded to us prior to adoption of the IS/MND by the GSD Board. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP  
LAFCo Executive Officer



May 17, 2013

Jennie Short  
Capital Projects Manager  
Garberville Sanitary District  
919 Redwood Drive  
P.O. Box 211  
Garberville, CA 95542

Subject: LAFCo COMMENTS ON THE ADMINISTRATIVE DRAFT OF THE  
RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION FOR THE  
GARBERVILLE SANITARY DISTRICT ANNEXATION PROJECT

Dear Jennie,

Thank you for the opportunity to comment on the Administrative Draft of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Garberville Sanitary District Annexation Project. The environmental document will be considered as part of the annexation application to LAFCo, expected to be filed by Resolution of Application by the Board of Directors of the Garberville Sanitary District.

LAFCo staff is pleased with the background information and summary of proposed changes provided in the IS/MND. The document provides an in-depth description of existing conditions, development potential, and anticipated uses. In addition, the document provides an excellent overview of the intended uses of the IS/MND by responsible agencies, which includes Humboldt LAFCo for its consideration of the District's Annexation Project, and by the State Water Resources Control Board (SWRCB) Division of Water Rights (DWR) for its consideration of the District's "Petition to Change the Place of Use for the Permit and License."

LAFCo staff has the following comments and suggestions for the IS/MND:

1. Please check the population figures and other relevant sections of "Baseline Conditions" that reference the GSD MSR for consistency with the final adopted MSR (i.e., some references may have been pulled from the draft Municipal Service Review).
2. The proposed annexation currently does not include two parcels (Assessor's Parcel Numbers 032-063-001 and 032-151-004) and a portion of U.S. Highway 101 located on the east side of the South Fork Eel River, just north of Sunny Bank Lane. Adjusting the boundary to follow the river may serve a more logical boundary for service provision in the future.

3. Two service areas are proposed: one service area for water only and one for sewer and water. How will the District administer the service areas subsequent to annexation? Consider formalizing these service areas through an ordinance adopted by the District.
4. With regard to the proposed transfer of connections off Leino Road and Sprowel Creek Road to the Kimtu transmission line, LAFCo agrees that an amendment to LAFCo Resolution No. 10-06 would be required. Please revise the reference on Page 5, which states that the conditions contained in Resolution No. 10-06 would be fulfilled upon approval of the annexation. Staff supports the discussion of this topic included on Page 7. These above referenced sections are provided below.

*Page 5, Leino Road/Sprowel Creek Road – All of the connections for these APNs are proposed to be transferred to the new Kimtu waterline upon LAFCo approval of the annexation. The LAFCo conditions in Resolution 10-06 associated with connections to the Kimtu line will be fulfilled for these parcels upon approval of the annexation.*

*Page 7, Kimtu Meadows Subdivision – On March 20, 2013, LAFCo adopted Resolution 13-02 adopting the GSD MSR and Resolution 13-03 adopting the updated SOI, which included the Kimtu Meadows Subdivision into the SOI. As part of the proposed change in jurisdictional boundary, the District will request that LAFCo amend its action of the Kimtu waterline extension to include connections on Leino Lane and Sprowel Creek Road as approved for service off the Kimtu waterline. This is also subject to approval by the California Department of Public Health (CDPH). As required by the Amended Permit No. 01-01- 12(P)-002 letter, the GSD is not allowed to add any additional connection if doing so will reduce the fire-flow at the Kimtu Meadows Subdivision fire hydrants to below 750 gallons per minute. Prior to any connection, GSD will provide CDPH and Humboldt LAFCo the necessary information to satisfy the fire-flow requirements.*

Again, thank you for the opportunity to comment on this project. We appreciate the additional effort that has been invested into the process. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP  
LAFCo Executive Officer

## COMMENT MEMORANDUM

**DATE:** April 6, 2012  
**TO:** Jennie Short  
Garberville Sanitary District  
**FROM:** George Williamson AICP, Executive Officer  
**SUBJECT:** Humboldt LAFCo Comments on Garberville Sanitary District Boundary Change (Annexation) Initial Study/ Mitigated Negative Declaration

Humboldt LAFCo staff has reviewed the Initial Study/ Mitigated Negative Declaration (IS/MND) identified above. Humboldt LAFCo is commenting as a “responsible agency” under the California Environmental Quality Act (CEQA) in regards to the proposed annexations and Sphere of Influence (SOI) amendments to the Garberville Sanitary District. If the Garberville Sanitary District (GSD) board takes the proposed action then this matter will come to the LAFCo Commission for action. LAFCo will be conducting an independent review of this application and would like to consider the analysis provided in this IS/MND as part of the environmental record for processing an annexation application when filed.

Given this, we want to be clear that the following comments identify items that will need to be addressed during LAFCo’s anticipated review of the proposed annexations and SOI amendments. This will help ensure that Commission concerns will be addressed during the application review and hearing process. As part of LAFCo review, the GSD Municipal Services Review (MSR) will be updated. It is also anticipated that a plan for services for the area to be annexed will be part of the application materials filed with LAFCo. This will be very helpful in addressing the capacity issues necessary to make the required MSR determinations. Please note that the comments here focus on certain environmental effects and that the LAFCo review of the entire application will be more extensive.

The Initial Study clearly states that the GSD proposes to modify the existing district boundary and sphere of influence to include land parcels currently served by the water system purchased from a formerly private water company. It also states that an application will be submitted to LAFCo to update the sphere of influence and annex parcels into the GSD boundary to reflect existing wastewater and water services currently provided by GSD.

The Initial Study defines six areas outside the district boundary that are currently served, not all of these areas will be annexed. One of the central principles in the law governing LAFCo activities, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, is: "in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services." (Section 56001) There are numerous factors for

review of annexation proposals, which attempt to address these State concerns. Below please find comments on the IS/MND for the proposed Garberville Sanitary District Boundary Change (Annexation).

### ***Global Comments***

- (1) *Protection of Agricultural Lands* - LAFCo must consider impacts to Agricultural lands and encourage the protection of these lands. The Southern Humboldt Community (SHC) Park has submitted an application to Humboldt County for a General Plan Amendment (referenced on Initial Study pg. 7). Because an application has been filed with the County, LAFCo views this a reasonably foreseeable project. It is understood that the GSD is the service provider and is looking to the County to review potential environmental impacts of the proposed Land Use changes; however LAFCo must also review these changes for potential Agricultural land conversion and consistency with other LAFCo policies and protections. Therefore, physical effects of annexation of this area may not be able to be fully analyzed until the County takes their action of assigning land uses for the pending SHC Park application.

It is also noted that the proposed annexation has been on several LAFCo agendas, both at the request of GSD and LAFCo staff, and the Commission members have expressed specific concerns of prime Agricultural soils within the area of potential boundary change. Comments include noting that CEQA requires environmental review of potential agricultural land conversion.

If LAFCo feels there is insufficient information to analyze conversion effects, the annexation may include a condition that the SHC Park annexation be the subject of a GSD ordinance limiting their connection to existing water service which includes one meter for both APN 222-091-014 and 222-241-009, the equivalent of two single family residential users (referenced on Initial Study pg. 31). This condition would require that, once the project has been reviewed and approved by the County it would have to come back to LAFCo for further review. Or LAFCo may defer the SHC Park annexation until their pending general plan amendment is completed by Humboldt County.

- (2) *Growth Inducing Impacts* - The growth-inducing impacts of the proposed project should be evaluated. This includes the development potential as stated on Initial Study pg. 8:

“As a result of the boundary change, there will be 27 parcels that do not currently receive water service added to the proposed GSD boundary. Of the 27 parcels, two Industrial General parcels (cumulatively 6.71 acres) and four residential parcels could support development without further California Environmental Quality Act (CEQA) review and planning action by Humboldt County. No further subdivision is allowable at the four single-family residences.”



Please provide water demand for the potential development described above and a statement that there is sufficient capacity to serve this development.

- (3) *Cumulative Impacts* - Acknowledge Humboldt County General Plan Draft PEIR has been released. If there are Land Use changes within the proposed annexation area analyzed in the DPEIR or other information relevant to services delivery- please acknowledge this as well.

### ***Specific Comments***

- (1) *Agriculture and Forestry Resources* (b) Conflict with existing zoning for agriculture use - The response states that there are prime agricultural soils within the proposed boundary expansion and that any future development or change in land use will be subject to the Humboldt County General Plan and zoning designations. However there is no mention of the pending Southern Humboldt Community Park application which seeks a General Plan Amendment to change the land use and zoning on a portion of the SHC Park property from Agriculture to other uses as described on Initial Study pgs.7-8. Although the SHC Park project is being analyzed in a separate EIR being prepared by Humboldt County, the pending application should be mentioned in this Initial Study section.
- (2) *Population and Housing* (a) Induce substantial population growth - The response concludes that the development of vacant or underutilized lots will not induce population growth because growth in the Garberville area is below the County average. However, no evidence is provided to support this response and there is no analysis on the growth potential and ability to provide services. The Initial Study should support the conclusion made in the response by providing a discussion that outlines the GSD's ability to provide services at planned build out.
- (3) *Mitigation Measure No.3* - Mitigation Measure No. 3 states that if land use designations and zoning change on the SHC Park property in the future, a "will serve" letter will be provided that indicates that ability of the GSD to provided additional service or multiple connections based on current system capacity. Our comment is that this should be supported by a capacity analysis of the proposed buildout, to determine there is sufficient supply, even in drought years, to serve planned uses.
- (4) *Mandatory Findings of Significance* (b) Cumulative impacts - The response states that the project will not have impacts that are cumulatively considerable. Future projects within the proposed boundary are subject to Humboldt County General Plan and zoning designations. The County has recently released the General Plan Update Draft PEIR which could have potential impacts within the project boundary and should be acknowledged here.

Thank you for the opportunity to comment on this Initial Study. Please include our comments and your responses in the public record when considering GSD Board action.

# ATTACHMENT 6

## PROPERTY TAX REVENUE EXCHANGE DOCUMENTS



COUNTY ADMINISTRATIVE OFFICE  
MANAGEMENT & BUDGET TEAM  
**COUNTY OF HUMBOLDT**

825 5th Street, Suite 112, Eureka, CA 95501-1153  
Telephone (707) 445-7266 Fax (707) 445-7299  
[cao@co.humboldt.ca.us](mailto:cao@co.humboldt.ca.us)

January 30, 2014

*Delivered via email*

Garberville Sanitary District  
Att: Tina Stillwell  
[tstillwell@garbervillesd.org](mailto:tstillwell@garbervillesd.org)

Dear Ms. Stillwell,

I understand that you have had several communications with County Administrative Office staff over the course of the last several months concerning annexation. I also understand that on Friday, January 24<sup>th</sup> you requested a letter explaining the Garberville Sanitary District's (GSD) lack of a property tax sharing agreement. This letter is intended to provide the explanation you have requested.

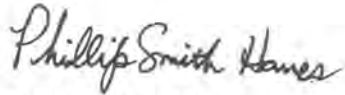
The GSD was in existence before 1978 when voters passed Proposition 13 (Prop 13). Before the passage of Prop 13 local governments could set property tax rates independent of the rates set by other agencies; property tax rates bills reflected the sum of each tax rate levied within the Tax Rate Area (TRA) where property was located. With the passage of Prop 13 the tax rate on real property is limited to 1 percent of its taxable value. Three weeks after the passage of Prop 13 Senate Bill (SB) 154 was passed. SB 154 allocated property tax revenues to counties, cities and special districts on a pro-rata basis. For example, if a special district had imposed an individual tax rate which generated 25 percent of total property tax revenues within a TRA then, following Prop 13, it would continue to receive 25 percent of the reduced revenue in the TRA as its share of property tax. A year after enacting SB 154, the legislature adopted Assembly Bill (AB) 8. AB 8 adopted the allocation formula contained in SB 154. This means the GSD's portion of the 1 percent share of property tax revenues is set by law (AB 8) and therefore no agreement is necessary between the County and the GSD within the GSD's existing boundaries.

In the early 1980s the County of Humboldt entered into tax sharing agreements with the seven cities in anticipation of future annexations, as the cities could prove a reduced level of service delivery and cost to the County should an annexation occur. The County has no tax sharing agreements with local special districts. Typically, special districts provide services that are not provided by the County and therefore County services and costs are in no way reduced by special district boundary changes. It is the County's understanding that the GSD is an enterprise district and charges its customers for water and wastewater services.

As you know, annexations to a special district are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act). Local agency formation commissions (LAFCOs) have numerous powers under this Act. LAFCOs have the power to act on local agency boundary

changes and to adopt spheres of influence for local agencies. Please contact George Williamson of Humboldt LAFCO at 445-7508 for additional information on annexation/boundary changes.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Smith Hanes".

Phillip Smith-Hanes  
County Administrative Officer

Cc: Humboldt County LAFCO  
Estelle Fennell, 2<sup>nd</sup> District Supervisor

# ATTACHMENT 7

Notice of Determinations  
DFG Filing Fees  
Final Initial Study/Mitigated Negative  
Declaration Cover Page

**Available on GSD Web Site & CD:**  
Complete Final IS/MND  
Comment Responses  
CEQA Comments Received  
(Draft, Recirculated, and Final)



# Notice of Determination

Appendix D

**To:**  
 Office of Planning and Research  
 U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Humboldt  
 Address: 825 5th Street, Fifth Floor  
 Eureka, CA 95501

**From:**  
 Public Agency: Garberville Sanitary District  
 Address: 919 Redwood Drive  
 Garberville, CA 95542  
 Contact: Jennie Short  
 Phone: 707-923-9566

Lead Agency (if different from above): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**POSTED THROUGH**  
 NOV 04 2013  
 Humboldt County Clerk

**SUBJECT: Filing of Notice of Determination in compliance with Section 21088 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2012032025  
 Project Title: Garberville Sanitary District Annexation Project: Change in Jurisdictional Boundary and Place of Use  
 Project Applicant: Garberville Sanitary District  
 Project Location (include county): Garberville, Humboldt County

**Project Description:**  
 The GSD has a jurisdictional boundary and Sphere of Influence that has been approved by Humboldt Local Agency Formation Commission (LAFCo). The GSD also has a POU for the surface water diversion permit and license that has been approved by the State Water Resources Control Board Division of Water Rights. The GSD proposes to modify its existing jurisdictional boundary and POU to include areas currently served by the water system purchased from the Garberville Water Company (GWC) in 2004.

This is to advise that the Garberville Sanitary District has approved the above  
 ( Lead Agency or  Responsible Agency)  
 described project on September 24, 2013 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

931653  
 CAROLYN CRNICH  
 Division of CEQA Clerk  
 Filed 27 2013  
 BY J. Holman

FILED

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:  
 919 Redwood Drive, Garberville, CA 95542

Signature (Public Agency) [Signature] Title: Board Chair  
 Date: 9-24-13 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.

**COPY**

Revised 2011

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[ ] County Clerk
County of: Humboldt
Address: 825 5th Street, Fifth Floor
Eureka, CA 95501

From:

Public Agency: Garberville Sanitary District
Address: 919 Redwood Drive
Garberville, CA 95542
Contact: Jennie Short
Phone: 707-923-9566

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012032025

Project Title: Garberville Sanitary District Annexation Project: Change in Jurisdictional Boundary and Place of Use

Project Applicant: Garberville Sanitary District

Project Location (include county): Garberville, Humboldt County

Project Description:

The GSD has a jurisdictional boundary and Sphere of Influence that has been approved by Humboldt Local Agency Formation Commission (LAFCo). The GSD also has a POU for the surface water diversion permit and license that has been approved by the State Water Resources Control Board Division of Water Rights. The GSD proposes to modify its existing jurisdictional boundary and POU to include areas currently served by the water system purchased from the Garberville Water Company (GWC) in 2004.

This is to advise that the Garberville Sanitary District has approved the above (X) Lead Agency or ( ) Responsible Agency

described project on September 24, 2013 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [X] will not] have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not] adopted for this project.
6. Findings [X] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 919 Redwood Drive, Garberville, CA 95542

Signature (Public Agency): [Signature] Title: Board Chair

Date: 9-24-13 Date Received for filing at OPR:



State of California—Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT# **441642**  
 STATE CLEARING HOUSE # (If applicable)  
**2012032025**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY <b>Garberville Sanitary District</b>		DATE <b>9-27-2013</b>
COUNTY/STATE AGENCY OF FILING <b>Humboldt</b>		DOCUMENT NUMBER <b>931653</b>
PROJECT TITLE <b>Garberville Sanitary Dist Annexation Project</b>		
PROJECT APPLICANT NAME <b>Garberville Sanitary Dist</b>		PHONE NUMBER <b>(707) 923-9566</b>
PROJECT APPLICANT ADDRESS <b>919 Redwood Drive</b>	CITY <b>Garberville</b>	STATE <b>CA</b>
		ZIP CODE <b>95542</b>

**PROJECT APPLICANT (Check appropriate box):**

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,995.25	\$	_____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,156.25	\$	<u>2156.25</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,018.50	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	_____

**PAYMENT METHOD:**

Cash     Credit     Check     Other \_\_\_\_\_

TOTAL RECEIVED \$ 2206.25

SIGNATURE <b>X J Salzman</b>	TITLE <b>N+ Determination Deputy Clerk</b>
---------------------------------	---

WHITE - PROJECT APPLICANT    YELLOW - DFW/ASB    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK    DFG 753.5a (Rev. 11/12)

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[ ] County Clerk
County of:
Address:

From:

Public Agency: State Water Resources Control Bd
Address: Division of Water Rights
PO Box 2000, Sacramento, CA 95812-2000

Contact: Mr. Mark Matranga
Phone: (916) 327-3112

Lead Agency (if different from above):
Garberville Sanitary District
Address: 919 Redwood Drive
Garberville, CA 95542
Contact: Jennie Short
Phone: (707) 923-9566

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012032025

Project Title: Garberville Sanitary District Annexation Project: Change in Jurisdictional Boundary and Place of Use

Project Applicant: Garberville Sanitary District

Project Location (include county): Garberville, Humboldt County

Project Description:

Garberville Sanitary District (GSD) has a jurisdictional boundary and a sphere of influence that has been approved by the Humboldt County Local Agency Formation Commission (Humboldt LAFCo.) GSD also has a Place of Use (POU) for its surface water diversions operating under License 3404 (Application 9686) and Permit 20789 (Application 29981) approved by the State Water Resources Control Board (SWRCB), Division of Water Rights. GSD filed a Change Petition with the SWRCB on November 20, 2012 which proposed to modify its existing POU to include areas currently served by the water system purchased from the Garberville Water Company in 2004.

This is to advise that the State Water Resources Control Board has approved the above ( [ ] Lead Agency or [X] Responsible Agency )

described project on OCT 11 2013 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 919 Redwood Drive, Garberville, CA 95542

Signature (Public Agency): Katherine Mrowka Title: Acting Manager
Date: OCT 11 2013 Date Received for filing at OPP:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2011





Prepared for:



# Garberville Sanitary District Final Recirculated Initial Study/Mitigated Negative Declaration



## Garberville Sanitary District Annexation Project: Change in Jurisdictional Boundary & Place of Use



COMPLETE DOCUMENT  
ON GSD WEBSITE AND CD

September 2013  
011184

Prepared by:  
**SN**  
Consulting Engineers  
& Geologists, Inc.

# ATTACHMENT 8

## NOTICE OF INTENT TO ADOPT A RESOLUTION OF APPLICATION AND COMMENTS RECEIVED



<jshort@garbervillesd.org>

---

**From:** Jennie Short <jshort@garbervillesd.org>  
**To:** Metcalfe, Kevin <KMetcalfe@co.humboldt.ca.us>  
**Date:** Apr 04 '14 3:12pm  
**Subject:** RE: GSD Annexation Project: Notice of Intent to Adopt Resolution of Application

Hi Kevin, I completely agree with you.

The District went so far as to help RCAC apply for grant funding from CDPH for annexing them into the GSD boundary, but then the property owners informed us that they did not want to be annexed and were happy with their current system. So long as they are allowed to continue to drink water that is the quality theirs is, they see no reason to become part of GSD. You probably have more impact on them understanding the value and necessity of becoming part of GSD than we do.

I will send some of the correspondence from Rivercrest so you have them in your file.

Thanks, Jennie  
Garberville Sanitary District

-----Original Message-----

**From:** Metcalfe, Kevin <KMetcalfe@co.humboldt.ca.us>  
**To:** Jennie Short <jshort@garbervillesd.org>  
**Subject:** RE: GSD Annexation Project: Notice of Intent to Adopt Resolution of Application  
**Sent:** Apr 04 '14 2:53pm

Hi Jennie, it appears that the residential properties on Rivercrest Drive served by the Rivercrest Mutual Water Company system with a Boil Water Advisory will not be annexed with this project. We were hopeful with the support of the small system users that the properties would be annexed and provided with a safe drinking water supply by the sanitary district.

**Kevin Metcalfe, REHS | Supervisor | Humboldt County DHHS | Division of Environmental Health | Consumer Protection Program** | 100 H. St. Suite 100 | Eureka, CA 95501 ☎ 707-268-2210 (phone) | 707-441-5699 (fax) | ✉ [kmetcalfe@co.humboldt.ca.us](mailto:kmetcalfe@co.humboldt.ca.us)

---

**From:** Jennie Short [mailto:jshort@garbervillesd.org]  
**Sent:** Tuesday, April 01, 2014 7:33 AM  
**To:** Bronkall, Bob; Fennell, Estelle; GarbervillePW; George Williamson; Miller, John; Richardson, Michael;

Ryan, Dave; Mattson, Tom; von Dohlen, Jerry; Ron Olsen (ronolsen1216@yahoo.com); Reeve, Arthur; Goswami, Utpal; Lee-Lindsey@redwoods.edu; Hamblin, Kevin; Metcalfe, Kevin; Katherine Ziemer; Mona Dougherty; humboldt\_elections; cCrnich@humboldt.ca.us; Wilson, Mari; Mellett, Joe; County Administrator Office; Binning, Bridget (CDPH-DDEWM); HHSPHB; cpaul@shchd.org; McCarthy, Matthew@Waterboards; Matranga, Mark@Waterboards

**Cc:** Colette Metz; Tina; Ralph Emerson; Virginia Graziani; keith easthouse

**Subject:** GSD Annexation Project: Notice of Intent to Adopt Resolution of Application

Hello All,

The Garberville Sanitary District has been working on an application for annexation that will be filed with the Humboldt Local Agency Formation Commission for processing. You have received the attached Notice of Intent to Adopt a Resolution of Application because you have been deemed an affected agency or you are an agency that provided comments when we circulated our Initial Study/Mitigated Negative Declaration.

If you have questions or need additional information, don't hesitate to contact me by email or phone at (707)223-4567.

Thanks, Jennie

Jennie Short

Capital Projects Manager

Garberville Sanitary District

This e-mail message and any attachments are intended only for the use of the addressee named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, please reply to sender to announce the error, and then delete this message. You are hereby notified that any disclosure, copying or distribution of this message is strictly prohibited and may result in criminal or civil charges. Thank you.

<jshort@garbervillesd.org>

---

**From:** Jennie Short <jshort@garbervillesd.org>  
**To:** Metcalfe, Kevin <KMetcalfe@co.humboldt.ca.us>  
**Date:** Apr 04 '14 3:13pm  
**Subject:** Fw: CDPH Pre-planning grant for Rivercrest

Kevin, this is probably the most specific email.

Thanks, Jennie  
Garberville Sanitary District

-----Original Message-----

**From:** Richard Culp <RCulp@rcac.org>  
**To:** jshort@garbervillesd.org <jshort@garbervillesd.org>  
**Cc:** Ron Olsen (ronolsen1216@yahoo.com) <ronolsen1216@yahoo.com>  
**Subject:** CDPH Pre-planning grant for Rivercrest  
**Sent:** Jan 27 '14 4:18pm

Hello Jennie,

I just spoke with Ron Olsen of Rivercrest and he informs me that the Rivercrest Community is now unanimously **not interested** in annexation into the GSD water system.

The reason being, nobody in Rivercrest wants to pay any of the construction costs for extending the water line. This is based on the current preliminary construction estimate of \$640,000 with financing for 80% and 20% paid by Rivercrest property owners over time in their water bills. They are looking at the \$18K+ this will cost each of the seven property owners, plus unknown future water rates.

This was the original understanding of what the project would cost before we submitted the pre-planning grant with 5 of 7 property owners in favor of the annexation.

So, I wondered what changed to turn everyone against the project and it sounds like there has been some talk about another GSD water line extension that did not ask the property owners to pay 20% (Kimtu project?). Also, residents of this other project are not happy with the amount they are now paying for water. All this adds up to Rivercrest residents not interested in annexing into the GSD water system.

Ron could not give me a dollar amount that Rivercrest residents would accept as their portion for a future water line extension. He said some would object if the upfront cost was nothing to them, out of concern over future monthly water bills.

Given all this, where does GSD stand regarding the pre-planning grant?

CDPH has not scheduled a meeting to discuss the funding agreement for the Rivercrest grant with me yet, but I expect a call this week or next. I am not sure what to tell them at this point.

Please speak with your Board members and determine if GSD wants RCAC to proceed with the Rivercrest pre-planning grant project.

I am not sure CDPH will be willing to fund the grant without majority support from Rivercrest, but they might if GSD is willing to consider the possibility of funding 100% of the future construction costs. Under that assumption we could proceed with the pre-planning scope to clear the path for LAFCO approval and other tasks, and then decide if annexation should go forward. As I understand the terms of the grant, there are no strings attached in that GSD does not need to guarantee it will go through with the annexation even if they spend the grant money.

It would be a shame to waste \$250,000 of free grant money if there was any possibility that annexation of Rivercrest will be a future goal of GSD, but that would be better than wasting the money and many hours labor on a pointless endeavor.

Please let me know your thoughts as soon as possible.

Best Regards

**Richard Culp, PE**

**RCAC | ENVIRONMENTAL PROGRAMS**

Rural Development Specialist – Engineer

(707)223-5640

[rculp@rcac.org](mailto:rculp@rcac.org)





# GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 923-9566

## Notice of Intent to Adopt A Resolution of Application to the Humboldt Local Agency Formation Commission For the GSD Annexation Project

NOTICE IS HEREBY GIVEN that the Garberville Sanitary District Board of Directors intends to adopt a Resolution of Application to the Humboldt Local Agency Formation Commission (LAFCo) for a Change in Organization (Annexation), as described below.

Written comments can be submitted to the District's Capital Projects Manager (Attention: Jennie Short), 919 Redwood Drive or P.O. Box 211, Garberville, CA 95542, telephone (707) 223-4567, no later than 5 p.m. on April 22, 2014. Email comments will be accepted until noon on April 22<sup>nd</sup> at [jshort@garbervillesd.org](mailto:jshort@garbervillesd.org). Comments can also be presented during the public hearing at the date and time specified below. The DRAFT Resolution of Application and the DRAFT Application for a Change in Organization will be available for review during regular business hours at the District office and are available on line at [www.garbervillesd.org](http://www.garbervillesd.org).

**Project Description:** The Garberville Sanitary District (GSD) proposes to modify its existing District boundary to include areas currently served by the water system purchased from the Garberville Water Company in 2004. Water service has been provided outside the District's boundaries because the GSD was contractually obligated to continue to provide these services based upon the historical service by the Garberville Water Company. The application will be submitted to the Humboldt County Local Agency Formation Commission to annex parcels into the GSD jurisdictional boundary to reflect existing wastewater and water services currently provided by the Garberville Sanitary District.

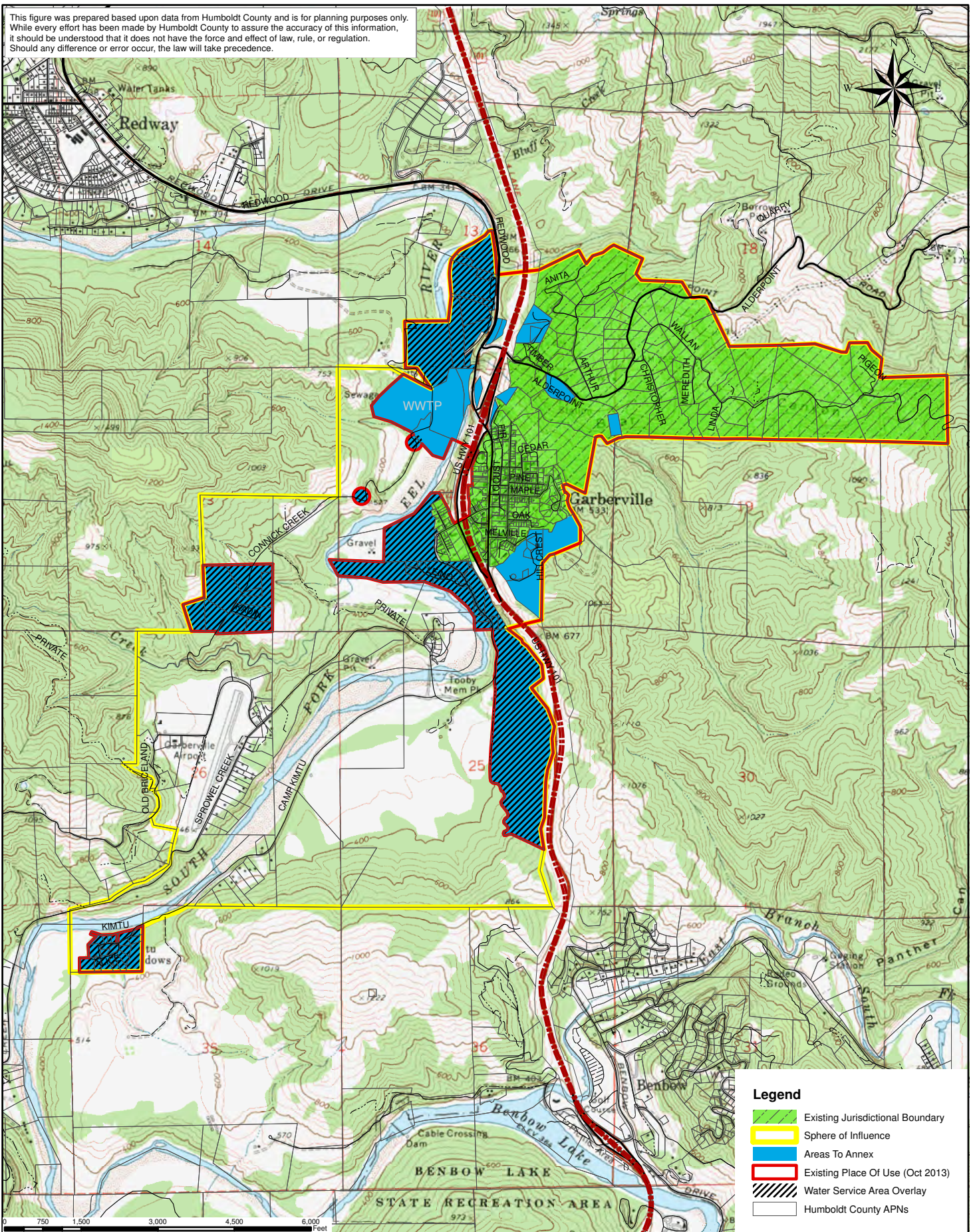
The annexation area consists of 84 Assessor Parcel Numbers that are being proposed for annexation into the GSD Jurisdictional Boundary. Exhibit A is an overview of the existing and proposed boundaries. Exhibit B is a table detailing each of the 84 APNs included in the proposed annexation.

**CEQA:** An initial study/mitigated negative declaration for this project was adopted by GSD (State Clearinghouse Number 2012032025). The Notice of Determination was filed with the Humboldt County Clerk on September 27, 2013 and was posted through November 11, 2013. The NOD was also filed with the State Clearinghouse. The Final IS/MND can be downloaded from the GSD website.

**Public Meeting:** The Garberville Sanitary District Board of Directors intends to consider the Resolution of Application on April 22, 2014 during a regular Board meeting at 5:00 PM, at the District Offices at 919 Redwood Dr. Garberville CA. After receiving and considering comments, the GSD Board of Directors is expected to take action on the Resolution of Application during the April 22<sup>nd</sup> meeting.



This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



**Annexation Project  
Notice Of Intent Exhibit A**

Garberville Sanitary District (707) 923-9566

**Proposed Changes to Jurisdictional  
Boundary (Annexation Area)**

SCALE:  
1:30,000

DRAWN BY:  
J. SHORT

DATE:  
03/31/2014

Figure

**A** Page 111



**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Canyon Road / Redwood Drive Area Area 1 - Figure 3</b>														
032-141-007	2.8			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River - near Bear Canyon Road Bridge	PF	PF	U	USA	Yes
032-141-010	1.37			Out	W&S	Not a Customer	N / A	None	Undevelopable; Small hill with power transmission tower - significantly higher than roads	CG	CG	C-2-D	Not included	Yes
223-061-033	35.34			Out	W&S	WWTP	2/2/1985	Public Facility; Existing WWTP <sup>7</sup>	None	PF	PF	U	USA	Yes
223-061-034	7.08	10,152	26,953	Out	W&S	12/1/2004	Pre 1989	SFR <sup>8</sup>	Majority undevelopable; Potential for unknown increased density	AR(5-20)	RR5-20	AE-B-5 (160) & U	USA	Yes
223-171-001	8.24	9,912		Out	Water	12/1/2004	6/1/1996	Residential Trailer	Industrial	IG	IG	MH	USA	Yes
223-171-002	1.14	167		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-003	1.11	127,619	233,047	Out	Water	12/1/2004	Pre 4/6/1989	SFR (was Veterinarian office)	None	IG	IG	MH	USA	Yes
223-171-004	10.58			Out	Water	12/1/2004	Pre 5/1994	Public Facility	None	IG	IG	MH	USA	Yes
223-171-005	0.7	43,740	598,006	Out	Water	12/1/2004	6/29/1991	Industrial	None	IG	IG	MH	USA	Yes
223-171-006	1.13	9,189	73,181	Out	Water	12/1/2004	Pre 4/1997	Commercial	None	IG	IG	MH	USA	Yes
223-171-007	5.57	12,026		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-008	4.22			Out	Water	12/1/2004	Feb-86	Industrial	None	IG	IG	MH	USA	Yes
223-171-009	0.79			Out	Water	With APN 223-171-008	2/1986	None	Undevelopable; Bear Canyon Gulch and steep	IG	IG	MH	USA	Yes
223-171-023	22.58	14,779	46,655	Out	Water	11/1/2008	9/11/2008	SFR	3 SFR	AR(5-20)	RR5-20	AE	WSA	No
223-171-024	1.23	81,185	461,695	Out	W&S	12/1/2004	Pre 2004	Industrial	None	IG	IG	MH-S-Q	USA	Yes
223-171-025	0.85	12,174		Out	W&S	12/1/2004	Pre 2004	Industrial	None; Developed as part of APN 223-171-024	IG	IG	MH-S-Q	USA	Yes
223-171-026	8.12			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River + gravel bar	IG	IG	MH-S-Q	USA	Yes

**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Connick Creek Subdivision Area                      Area 2 - Figure 4</b>														
222-156-014	4.9	155,364		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-015	4.51	143,722		Out	Water	Not a Customer	N / A	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-016	12.31	144,267		Out	Water	Not a Customer	N / A	Vacant	2 SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-017	7.41	338,330	135,240	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-018	5.3	246,259		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-019	4.78	128,871	266,789	Out	Water	Not a Customer	N / A	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-020	2.67	167,003	464,537	Out	Water	12/1/2004	Pre 05/04	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-021	3.94	138,666	346,138	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
223-061-025	105.26			Out	Water	10/1/2010	8/17/2010	2 SFR	Only annexing areas with SFR included	AR(5-20)	RR5-20	AE-B-5(160)	WSA	No
<b>Hillcrest Drive Area                      Area 3 - Figure 5</b>														
032-211-003	0.52	39,634	95,121	Out	W & S	12/1/2004	1992	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-007	2.68	14,783	127,549	Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
223-061-007	9	13,370		Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Associated development with 032-211-007; existing second dwelling unit; Limited potential for increased density due to slope	RL	RL	RS-B-5(5)	Part USA	No
032-211-010	0.37	16,163	19,402	Out	W & S	12/1/2004	Unknown	SFR	Limited potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-011	0.18			Out	W & S	Not a Customer	N / A	Public Facility	None; Small APN, land locked, water tank site	RL	RL	RS-B-5(5)	USA	Yes
032-211-012	7.89	25,698	101,212	Out	W & S	12/1/2004	Unknown	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-014	0.54	527		Out	W & S	Not a Customer	N / A	Vacant	SFR; Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-015	0.49	36,613	79,092	Out	W & S	12/1/2004	Pre 7/95	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-021	8.83	18,388	1,320	Out	W & S	Assoc-iated with APN 032-211-012	Unknown	Barns and outbuildings	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes

**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Kimtu Subdivision Area 4 - Figure 6</b>														
222-201-002	0.83	43,322	131,688	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-003	0.22	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC <sup>10</sup> facility APN	RL	RL	R-1-B-6	WSA	No
222-201-004	0.34	69,181	290,573	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-005	0.27	41,007	83,486	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-006	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-007	0.43	70,911	178,148	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-008	1	225,000	225,000	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-009	0.68	10,047	57,831	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-010	0.88	106,534	208,632	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-011	0.51	58,804	92,444	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-012	0.79	191,998	287,998	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-013	3.43	114,237	29,373	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6-T	WSA	No
222-201-014	0.82	117,502	383,675	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-015	1.04	25,995	115,371	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-016	0.95	70,565	58,804	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-017	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-018	1.4	77,975	82,173	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-019	0.87	23,433	121,362	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-020	1.92	84,782	237,397	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No

**APNs Proposed for Annexation into GSD Service Boundary**

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
222-201-021	0.03	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-022	1.38	79,848	65,962	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-023	0.63	11,260	39,422	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-024	0.72	98,081	144,323	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-025	0.43	44,487	158,384	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
<b>Leino Road / Sprowel Creek Road Area Area 5 - Figure 7</b>														
032-091-017	0.03			Out	Water	Not a Customer	N / A	Highway 101	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-161-014	21.97	179,517	221,941	Out	Water	12/1/2004	1992	SFR	Undevelopable; Mostly steep and gravel bar	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-009	1.94	36,613	92,275	Out	Water	12/1/2004	2/9/1984	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-015	4.16	55,282		Out	Water	12/1/2004	Unknown	SFR	Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-017	0.14	1,507		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-025	0.1	1,004		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-019	0.83			Out	W&S	Not a Customer	N / A	Highway	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-020	0.93	30,472	105,147	Out	Water	12/1/2004	Pre 8/1999, 7/1993	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-021	0.27	29,290	62,246	Out	Water	12/1/2004	4/5/1985	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-022	9.25			Out	Water	Not a Customer	N / A	Vacant	Undevelopable; River bar and steep	IR	IR	MH-Q	WSA	No
032-171-023	3.46	14,390		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-024	4.09	3,594		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-026	0.96	63,416	168,879	Out	Water	12/1/2004	Apr-85	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-211-018	3.88	105		Out	Water	Not a Customer	N / A	Vacant	1 SFR; Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-211-019	1.4			Out	Water	Not a Customer	N / A	Public Facility	None; GSD Intake	RL	RL	RS-B-5(5)	WSA	No
032-211-020	1.76	8,109	8,086	Out	Water	12/1/2004	1992	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
222-091-011	82.38	210,411	58,969	Out	Water	12/1/2004	6/16/2008	SFR	3 SFR	AL(20)	RR20-160	AE	Part USA	No



**APNs Proposed for Annexation into GSD Service Boundary**

**Table 1.**

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S <sup>2</sup> Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation <sup>4</sup>	General Plan Update Land Use Designation <sup>5</sup> (Planning Commission Recommendation)	Existing Zoning <sup>6</sup>	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
<b>Bear Creek Road / Bushnell Lane / Alderpoint Road Area Area 6 - Figure 8</b>														
032-141-008	0.72			Part	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 onramp	AS	RE2.5-5	RS-T	USA	Yes
032-141-009	1.51			Part	W&S	Not a Customer	N / A	None	Undevelopable; Bear Canyon Gulch and steep	IG	NR	FR-Q	USA	Yes
032-141-011	0.02			Out	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 ROW	AS	RE2.5-5	RS-T	USA	Yes
223-181-031	2.62	26,383	116,848	Out	W&S	12/1/2004	4/5/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-043	0.94	154,665	31,380	Out	W&S	12/1/2004	6/19/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-044	3.77	309,331	277,332	Out	W&S	12/1/2004	Unknown	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-183-003	4.25			Out	W&S	12/1/2004	Unknown	Fire Station	None	PF	0	AE-B-6	USA	Yes
223-183-006	2			Out	W&S	Not Customer	N / A	Old Dump	Very Steep	Green Gulch	NR	AE-B-6	USA	Yes
		4,638,377	7,211,086											
1. W&S: water and sewer									5. AG-B-5(5): Special Building Site, 5 acre minimum lot size					
2. GSD: Garberville Sanitary District									AE-B-5(160): Agriculture Exclusive, Special Building Site Combining Zone -160 acre minimum parcel size					
3. AR(5-20): Agricultural Rural, 5 to 20 acre minimum parcel size									AL(20): Agricultural Lands, 20 acre minimum					
AS: Agricultural Suburban									C-2-D: Community Commercial-Design Review Combining					
CG: Commercial General									FR-Q: Forestry Recreation Zone-Qualified Combining Zone					
IG: Industrial, General									MH: Heavy Industrial					
IR: Industrial, Resource Related									MH-Q: Heavy Industrial- Qualified Combining Zone					
PF: Public Facility									MH-S-Q: Heavy Industrial-Standard Combining Zone-Qualified Combining Zone					
RL: Residential-Low Density									R-1-B-6: Residential One Family Lot, Special Building Site Combining Zone - 160 acres minimum parcel size					
4. AS: Agricultural Suburban									R-1-B-6-T: Residential One Family Special Building Site and Manufactured Home Combining Zone					
CG: Commercial General									RR20-160: Rural Residential 20-160 acres minimum parcel size					
IG: Industrial, General									RS-B-5(5): Residential Suburban- Special Building Site, 5 acre minimum lot size					
IR: Industrial, Resource Related									RS-T: Residential Suburban-Manufactured Home					
NR: Natural Resources									U: Unclassified					
PF: Public Facility									6. WWTP: wastewater treatment plant					
RE2.5-5: Residential Estates, 2.5-5 acre minimum parcel size									7. SFR: Single Family Residence					
RL: Residential-Low Density									LUD: Land Use Designation					
RR(5-20): Rural Residential, 5 to 20 acre minimum parcel size									8. KMWC: Kimtu Mutual Water Company					
RR40: Rural Residential, minimum lot size 40 acres														