

## AGENDA ITEM 10B

**From:** [evoice@mchsi.com](mailto:evoice@mchsi.com)  
**To:** [Jennie Short](#); [Ralph Emerson](#)  
**Cc:** ["execofficer"](#); [Administrator](#)  
**Subject:** GSD Annexation MND, APN 032-141-010 "Undevelopable"  
**Date:** Monday, August 20, 2018 3:10:45 AM

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Dear Garberville Sanitary District Board/Staff and Humboldt LAFCo Commissioners/Staff;

I have a question about APN 032-141-010. In the adopted GSD Annexation MND and what was approved by Humboldt LAFCo; this APN is noted on Figure 6a and Attachment 2, page 2-1, click link below:

<https://drive.google.com/open?id=1r8aQCxePbiQHvUNJuOFpz2YgNOXz8grE>

In Attachment 2, page 2-1, it describes APN 032-141-010 as "Undevelopable" and included in the annexation with No Impact.

My question; how did APN 032-141-010 go from being "Undevelopable" with No Impact to:

11,096 square foot 15 unit Lifestyle Hotel; that includes an 1,113 square foot live-in caretakers unit, outdoor pool, spa, sauna, outdoor showers, 852 square medical cannabis dispensary and 27 parking spaces?

Its also my understanding, this approved new development for APN 032-141-010 is going to require a new 8" waterline, sewer, on-site fire hydrant and GSD has submitted a will serve letter to that effect. Here are the Humboldt County staff reports for APN 032-141-010 with detailed descriptions of the approved development:

<https://drive.google.com/open?id=1Lo8JycUVD4CSAcvoV7JBXGh7mZLxDTNR>

<https://drive.google.com/open?id=1x6Dq8GShmqis4m7ltLCGbNHXDfGGGoT4f>

Was an amendment adopted and approved by GSD and Humboldt LAFCo to include this new development for APN 032-141-010 for State Clearinghouse Number 2012032025?

I would like to remind GSD, APN 032-141-010 was never included in the Annexation MND for water consumption, or included in the CEQA initial study review process, i.e. it was deemed "Undevelopable" with No Impact.

How many other "Undevelopable" APN's, included in the GSD Annexation MND State Clearinghouse Number 2012032025 are currently or are being proposed for future development like APN 032-141-010, that would require water and or sewer connections?

I would like to point out, this property was never served water or sewer by either GSD or the Garberville Water Company, and as such, this new development induces

growth within the new jurisdictional boundary and place of use for GSD that was never reviewed, disclosed or amended to reflect these changes!

Please include this email for your next Board and Commission agenda, both GSD and Humboldt LAFCo. I request an official response to my questions, in writing, within 7 days after your next Board meeting.

Thank you,

Ed Voice