



## AGENDA ITEM 7A

**MEETING:** July 18, 2018  
**TO:** Humboldt LAFCo Commissioners  
**FROM:** Colette Metz, Executive Officer  
**SUBJECT:** **Proposed Langlois Lane Annexation to the Humboldt Community Services District**

The Commission will consider a proposal submitted by resolution of application from the Humboldt Community Services District (HCSD) for annexation of approximately 23.71 acres (5 parcels), generally located at the end of Langlois Lane in the Freshwater area. The proposed annexation is adjacent to the District's boundary and is within the District's sphere of influence. In addition, the proposal has 100% property owner consent. Staff recommends approval with conditions incorporated.

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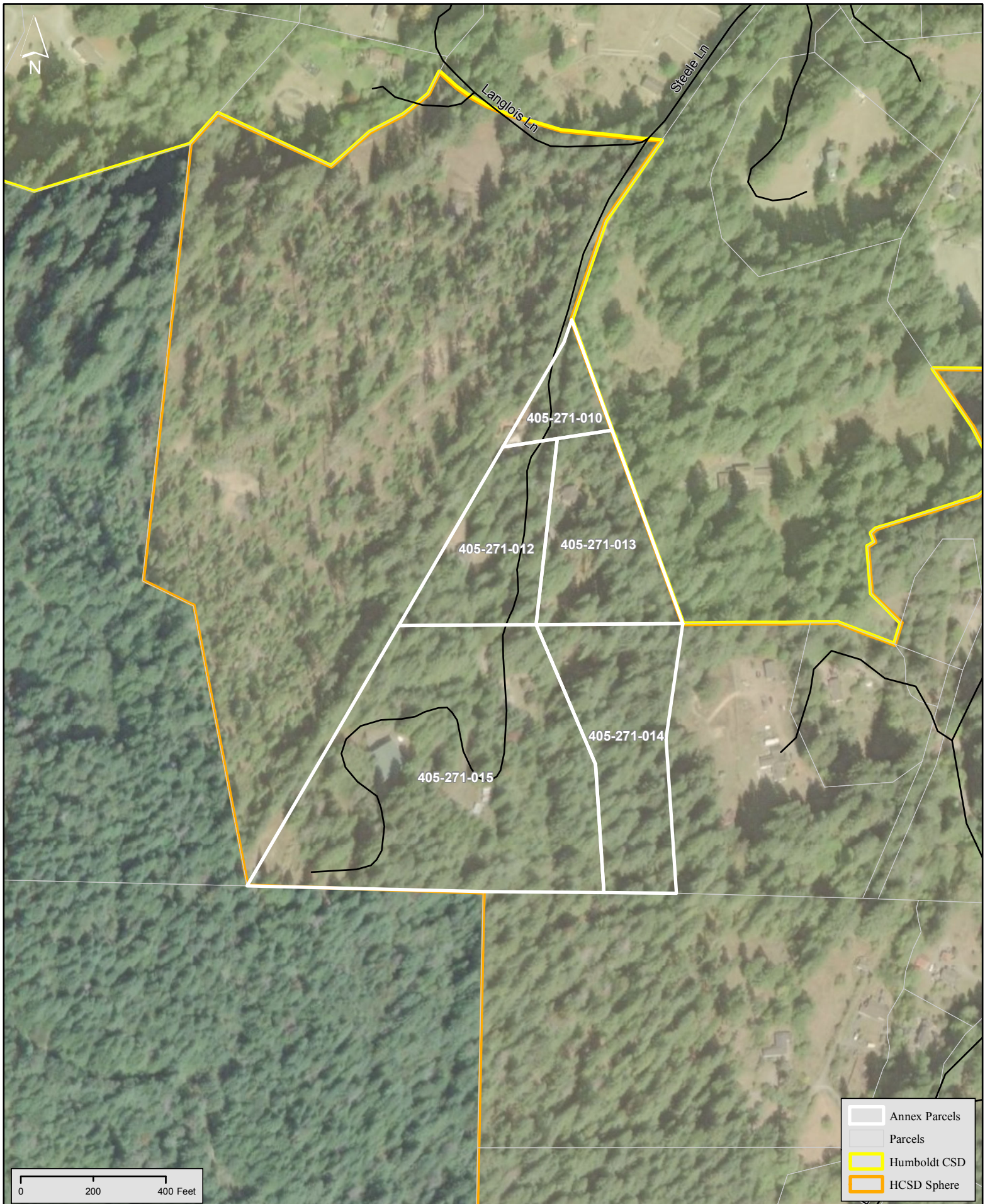
LAFCos are responsible under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization, such as district annexations, consistent with adopted policies and procedures pursuant to California Government Code (G.C.) Section 56375. LAFCos are authorized with broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

### BACKGROUND

LAFCo has received a proposal submitted by resolution of application from the Humboldt Community Services District (HCSD) for annexation of approximately 23.71 acres (5 parcels), generally located at the end of Langlois Lane in the Freshwater area. The proposed annexation is adjacent to the District's boundary and is within the District's sphere of influence. All property owners have signed letters consenting to annexation and consenting to waiver of notice and hearing and to waiver of protest proceedings.

HCSD currently provides water services to four of the five parcels in the proposed annexation area. Wastewater services are provided by individual onsite septic systems. Fire Protection services are provided by Humboldt Bay Fire (specifically, the annexation area is located within the jurisdictional boundary of the Humboldt No. 1 FPD, a member agency of Humboldt Bay Fire Authority).

The only unserved parcel (APN 405-271-014) is currently undeveloped. The property owner is planning to construct a single-family residence on the subject parcel in the near future (no building permit has yet to be filed). Water service to the subject parcel





would be provided by HCSD via a single service connection from an existing water main located in the Langlois Lane right-of-way. No additional services are requested.

## DISCUSSION

### *Reasons for Proposal*

According to the application, the principal reasons for the proposed annexation are as follows:

1. HCSD currently provides water services (out of district connections) to four of the five parcels within the annexation area.
2. The property owner of APN 405-271-014 has requested water service in anticipation of constructing a single-family residence on the subject parcel.
3. The District has requested that annexation occur before any additional water services are allowed in this area.
4. Annexation of these parcels would establish District boundaries that align with property boundaries and service areas.
5. The District is the appropriate entity to make an application to LAFCo.

### *Land Use and Zoning*

Land uses within the annexation area are subject to the Freshwater Community Plan (FWCP). All parcels within the annexation area are planned RA10 (one dwelling unit per 10 acres) and are zoned with a 10-acre minimum lot size (AG-B-5(10)). The Residential Agriculture (RA) designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems, and single-family residential uses are principally permitted in the Agriculture General (AG) zone.

While APN 405-271-014 is less than the 10 acre minimum lot size, the density provisions allow for one dwelling unit per existing parcel if zoning and building standards can be met. In addition, the planned single-family residential use is consistent with the density standards included in Policy 7 of the FWCP, as provided below:

**FWCP-P7. Development Timing.** No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.

The following table provides current land use and service information for each parcel:

**Table 1: Annexation Area Parcels**

APN	GIS Acres	Current Use	Land Use Designation	Zoning Designation	Current Service
405-271-010	1.06 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only
405-271-012	3.01 acres	Improved, Rural	RA10	AG-B-5(10)	Water only

		Residential			
405-271-013	3.36 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only
405-271-014	4.25 acres	Vacant	RA10	AG-B-5(10)	Proposed water
405-371-015	12.03 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only

## ANALYSIS

The analysis of the proposal is organized into two sections. The first section considers the proposal relative to the factors mandated for review by the Legislature anytime LAFCos review boundary changes. The second section considers issues required by other applicable State statutes in processing boundary changes, such as environmental compliance with the California Environmental Quality Act.

### *Required Factors for Review*

G.C. Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The majority of the prescribed factors focus on the impacts of the proposed boundary changes on the service and financial capacities of the affected agencies. No single factor is determinative. The purpose in considering these factors is to help inform the Commission in its decision-making process.

A summary of key statements and conclusions generated in the review of the mandated factors for the proposal follows, with a complete analysis provided in Attachment A.

- The annexation area is considered uninhabited (less than 12 registered voters). Total assessed value of properties (land and improvements) is \$1,821,299.
- The proposed annexation consists of residential and resource-based uses. Parcels surrounding the proposed annexation area to the west and south are zoned Timber Production Zone and to the east are developed with residential structures.
- The HCSD operates and maintains a local water system and district wells in addition to purchasing water from the Humboldt Bay Municipal Water District (HBMWD). The District has an average daily water consumption of 2.43 million gallons.
- Wastewater services in the proposed annexation area are provided by individual on-site septic systems.
- Land uses within the annexation area are subject to applicable land use requirements in the Humboldt County Framework General Plan and the Freshwater Area Community Plan.

## ***Other Considerations***

- LAFCo Boundary Change Policies

Humboldt LAFCo has adopted Boundary Change Policies governing common applications and LAFCo studies considered by the Commission. Specifically, staff finds that the proposal is in conformance with the Commission's policy objectives and standards for the evaluation of proposals.

- Agency Comments

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see [Attachment B](#)). LAFCo received comments on the proposal from the HBMWD indicating they are supportive of the annexation (see [Attachment C](#)).

- Property Tax Exchange

HCSD would rely on connection fees and service fees to fund District services in the annexation area. As such, the proposed annexation would not be subject to a tax exchange agreement between the County and HCSD.

- Environmental Review

All matters that involve discretionary actions are subject to the applicable provisions of the California Environmental Quality Act (CEQA). HCSD, as lead agency, has determined that the proposed annexation is categorically exempt from further review pursuant to CEQA Guidelines Section 15301 (Class 1), 15303 (Class 3), 15304 (Class 4) and 15319 (Class 19), which exempts existing facilities and the construction and location of water mains and other utility extensions of reasonable length to serve such construction.

- Conducting Authority Proceedings

All proposed boundary changes approved by the Commission are subject to conducting authority proceedings (i.e., a protest hearing) unless waived in accordance with criteria outlined under G.C. Section 56662. All landowners have provided their written consent and no written opposition to a waiver of protest proceedings has been received by an affected local agency. Therefore, staff recommends the Commission waive the conducting authority/protest proceedings.

## **RECOMMENDATION**

The proposed annexation to HCSD appears appropriate relative to the factors required by statute for consideration. It is recommended the following conditions of approval be applied with delegation to the Executive Officer to determine when the requested actions have been sufficiently satisfied before proceeding with a recordation.

- Completion of the 30-day reconsideration period provided under G.C. Section 56895.

- Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
- Payment of any outstanding fees as identified in the Commission's adopted fee schedule.

### ***Alternatives for Commission Action***

Staff has identified three options for Commission consideration with respect to the proposal. These options are summarized below.

- Alternative Action One (Recommended):  
Adopt the draft resolution identified as Attachment D, approving the proposal with the recommended conditions along with any desired changes as requested by the Commission.
- Alternative Action Two:  
Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.
- Alternative Action Three:  
Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

### ***Procedures for Consideration***

This item has been agenized for consideration as part of a noticed public hearing. The following procedures are recommended with respect to the Commission's consideration of this item:

- A. Receive verbal report from staff
- B. Open the public hearing and invite testimony.
- C. Discuss item and – if appropriate – close the hearing and consider action on recommendation:

*"I move to adopt Resolution No.18-12, approving the Langlois Lane Annexation to the Humboldt Community Services District, as described in the staff report, subject to the recommended conditions".*

### ***Attachments***

Attachment A: Required Factors for Review

Attachment B: LAFCo Notice of Filing (referral)

Attachment C: Agency Comment Letters

Attachment D: Draft Resolution of Approval (No. 18-12)

**Cc:** David Hull, HCSD General Manager

Mickey Hulstrom, HCSD Community Services Manager

## **ATTACHMENT A**

### **ANALYSIS OF REQUIRED FACTORS**

Government Code Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The purpose in considering these factors is to help inform the Commission in its decision-making process.

***1) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.***

The proposed annexation area is residential in nature with living units and supporting structures such as garages and sheds already present on 4 of 5 parcels. The annexation area is classified as uninhabited (less than 12 registered voters). Adjacent parcels surrounding the proposed annexation area to the west and south are zoned Timber Production Zone. Adjacent parcels to the east are developed with residential structures. Total assessed value of properties (land and improvements) is \$1,821,299. The proposed annexation has 100% landowner consent.

***2) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

The need for expanded community services within the affected territory includes water services only. An analysis of the availability and adequacy of services relative to projected needs of the annexation area follows.

- o Water

Humboldt CSD operates and maintains a local water system and district wells, and also purchases water from Humboldt Bay Municipal Water District (HBMWD). HCSD water infrastructure includes 3 wells, 426 fire hydrants, 10 water booster pumping stations, 10 water storage reservoirs containing 5 million gallons of storage capacity, 14 pressure zones, 87 miles of water mains, and 7,205 service connections (Capital Improvement Program FY 2007/08). The water system currently has a total of 5 million gallons of storage capacity, has a peak daily water consumption of approximately 3.32 million gallons, and an average daily water consumption of approximately 2.43 million gallons. According to the District, the proposed water service connection to APN 405-271-014 would be served by a lateral connection from the main-line services that run along Langlois Lane. No improvements or upgrading of HCSD infrastructure will be needed. This connection will be available immediately following the annexation process and once the property owner files for a building permit.

- o Wastewater

Wastewater services are provided by individual onsite septic systems. No municipal wastewater services are provided in the Freshwater area.

- o Fire Protection

Fire Protection services are provided by Humboldt Bay Fire (specifically, the annexation area is located within the jurisdictional boundary of the Humboldt No. 1 FPD, a member agency of Humboldt Bay Fire Authority). No change is necessary.

***3) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

The proposed annexation to the HCSD will expand District boundaries to include parcels that already receive water service. In addition, it will allow water service to a single vacant parcel that is planned for residential uses. The annexation would have no perceived effect on adjacent areas, mutual social or economic interests or county government structure.

***4) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. Section 56377.***

The annexation does not involve significant changes to the type or level of services provided, would not convert agricultural land or open space uses, and does not propose to change land uses or land use patterns. Therefore, the proposal does not conflict with G.C. Section 56377.

***5) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.***

The proposed annexation would not convert agricultural land or involve the construction of or alteration to structures, grading, or other site disturbing activities on land planned for agriculture and does not propose to change land uses or land use patterns.

***6) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.***

The annexation area is adjacent to the current jurisdictional boundary of the HCSD. The annexation area boundaries have been drawn to follow Assessor's parcel lines.



***7) A regional transportation plan adopted pursuant to G.C. Section 65080.***

The Humboldt Regional Transportation Plan (RTP) was last updated in 2017 and is a long-range transportation planning document for Humboldt County. No specific projects are included in the RTP involving the affected territory.

***8) Consistency with city or county general and specific plans.***

Land uses within the annexation area are subject to the Freshwater Community Plan (FWCP), in addition to the Framework General Plan and Zoning Ordinance. The planned single-family residential use is consistent with the density standards included in Policy 7 of the FWCP, as provided below:

FWCP-P7. Development Timing. No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.

***9) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.***

The proposed annexation is within HCSD's sphere of influence. Therefore the annexation is consistent with the planned future service area of HCSD, as determined by the Commission.

***10) The comments of any affected local agency or other public agency.***

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see Attachment B). LAFCo received comments from the HBMWD indicating they are supportive of the annexation (see Attachment C).

***11) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.***

The HCSD would include the subject territory into its water service area. The District would rely on connection fees and service fees to fund District services.

***12) Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.***

HCSD currently provides water services to four of the five parcels in the proposed annexation area. According to the District, the undeveloped parcel, APN 405-271-014, would be served via a single service connection from an existing water main located in the Langlois Lane right-of-way. No improvements or upgrading of HCSD infrastructure will be needed. These connections will be available immediately following the annexation process.

***13) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.***

The proposal would not impact any local agencies in accommodating their regional housing needs.

***14) Any information or comments from the landowner or owners, voters, or residents of the affected territory.***

The HCSD has received 100% landowner consent for the proposed annexation.

***15) Any information relating to existing land use designations.***

Land uses within the annexation area are subject to the Freshwater Community Plan (FWCP). All parcels within the annexation area are planned RA10 (one dwelling unit per 10 acres) and are zoned with a 10-acre minimum lot size (AG-B-5(10)). The Residential Agriculture (RA) designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems, and single-family residential uses are principally permitted in the Agriculture General (AG) zone. There are no plans for land use or zoning changes associated with the annexation.

***16) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the local of public facilities and the provision of public services.***

The proposal would not result in inconsistencies with environmental justice safeguards. The proposed annexation is intended to clearly define service responsibilities for the benefit of neighboring service providers, land use officials, and the public.

***17) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.***

The HCSD has been providing water services to four of the five parcels in the proposed annexation area for many years. One parcel is planning to receive a water connection, however future demands for services are expected to be similar to the current service demands. There is limited development potential within the annexation area. The proposed annexation would establish district boundaries that clearly define service responsibilities for the benefit of neighboring fire service providers, land use authorities, the public, and other service providers.



## NOTICE OF FILING

**DATE:** May 22, 2018

**TO:** City of Eureka  
Humboldt Bay Fire Authority  
Humboldt Bay Municipal Water District  
Humboldt County Administrative Office  
Humboldt County Assessor's Office  
Humboldt County Auditor's Office  
Humboldt County Environmental Health  
Humboldt County Elections Office  
Humboldt County Planning and Building Department  
Humboldt County Public Works Department

**Cc:** David Hull, HCSD General Manager  
Mickey Hulstrom, HCSD Community Services Manager

**FROM:** Colette Metz, LAFCo Administrator

**SUBJECT:** APPLICATION RECEIVED – Proposed Langlois Lane Annexation to the Humboldt Community Services District (Freshwater Area)

### APPLICATION INFORMATION

**Project:** HCSD Langlois Lane Annexation  
**Location:** Langlois Lane/Freshwater Area – see Exhibit A  
**APNs:** 405-271-010, -012, -013, -014, and -015  
**Notice:** The above referenced proposal has been submitted to LAFCo and this notice of filing is being issued in accordance with Government Code Section 56658(b)(1). If you wish to receive a copy of the application and supporting documents, please contact LAFCo at 445-7508. We request agency comments by **June 15, 2018**.

LAFCo has received a proposal submitted by resolution of application from the Humboldt Community Services District (HCSD) for annexation of approximately 23.71 acres (5 parcels), generally located at the end of Langlois Lane in the Freshwater area. The proposed annexation is adjacent to the District's boundary and is within the District's sphere of influence. In addition, the proposal has 100% property owner consent.

HCSD currently provides water service to four out of the five parcels in the proposed annexation area. Wastewater service is provided by onsite septic systems. Fire Protection services are provided by Humboldt Bay Fire (specifically, the annexation area is located within the jurisdictional boundary of the Humboldt No. 1 FPD, a member agency of Humboldt Bay Fire Authority).

### **Reasons for Proposal**

According to the application, the principal reasons for the proposed annexation are as follows:

1. HCSD currently provides water services (out of district connections) to four of the five parcels within the annexation area.
2. The property owner of APN 405-271-014 has requested water service in anticipation of constructing a single-family residence on the subject parcel.
3. The District has requested annexation occur before any additional water services are allowed in this area.
4. Annexation of these parcels would establish District boundaries that align with property boundaries and service areas.
5. The District is the appropriate entity to make an application to LAFCo.

### **Existing and Proposed Services**

As discussed above, HCSD currently provides residential water services to four of the five parcels within the annexation area. The only unserved parcel (APN 405-271-014) is currently undeveloped. The property owner is planning to construct a single-family residence on the subject parcel in the near future (no building permit has yet to be filed). Water service to the subject parcel would be via a single service connection from an existing water main located in the Langlois Lane right-of-way. No additional services are requested.

### **Land Use Designations**

Land uses within the annexation area are subject to the Freshwater Community Plan (FWCP). All parcels within the annexation area are planned RA10 (one dwelling unit per 10 acres) and are zoned with a 10-acre minimum lot size (AG-B-5(10)). The Residential Agriculture (RA) designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems, and single-family residential uses are principally permitted in the Agriculture General (AG) zone.

While APN 405-271-014 is less than the 10 acre minimum lot size, the density provisions allow for one dwelling unit per existing parcel if zoning and building standards can be met. In addition, the planned single-family residential use is consistent with the density standards included in Policy 7 of the FWCP, as provided below:

**FWCP-P7. Development Timing.** No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.

The following table provides current land use and service information for each parcel:

**Table 1: Annexation Area Parcels**

<b>APN</b>	<b>GIS Acres</b>	<b>Current Use</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Current Service</b>
405-271-010	1.06 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only
405-271-012	3.01 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only
405-271-013	3.36 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only
405-271-014	4.25 acres	Vacant	RA10	AG-B-5(10)	Proposed water
405-371-015	12.03 acres	Improved, Rural Residential	RA10	AG-B-5(10)	Water only

### **Funding Sources**

HCSD would rely on connection fees and service fees to fund District services in the annexation area. As such, the proposed annexation would not be subject to a tax exchange agreement between the County and HCSD.

### **Environmental Review**

All matters that involve discretionary action are subject to the applicable provisions of the California Environmental Quality Act (CEQA). HCSD, as lead agency, has determined that the service extension is categorically exempt pursuant to CEQA Guidelines Section 15301 (Class 1), 15303 (Class 3), 15304 (Class 4) and 15319 (Class 19), which exempts existing facilities and the construction and location of water mains and other utility extensions of reasonable length to serve such construction.

The application described above is pending LAFCo review. Please review and respond with any comments, conditions, or recommendations by June 15, 2018. If you have any questions or wish to request a copy of the application, please contact LAFCo at [administrator@humboldtlafo.org](mailto:administrator@humboldtlafo.org) or (707) 445-7508.

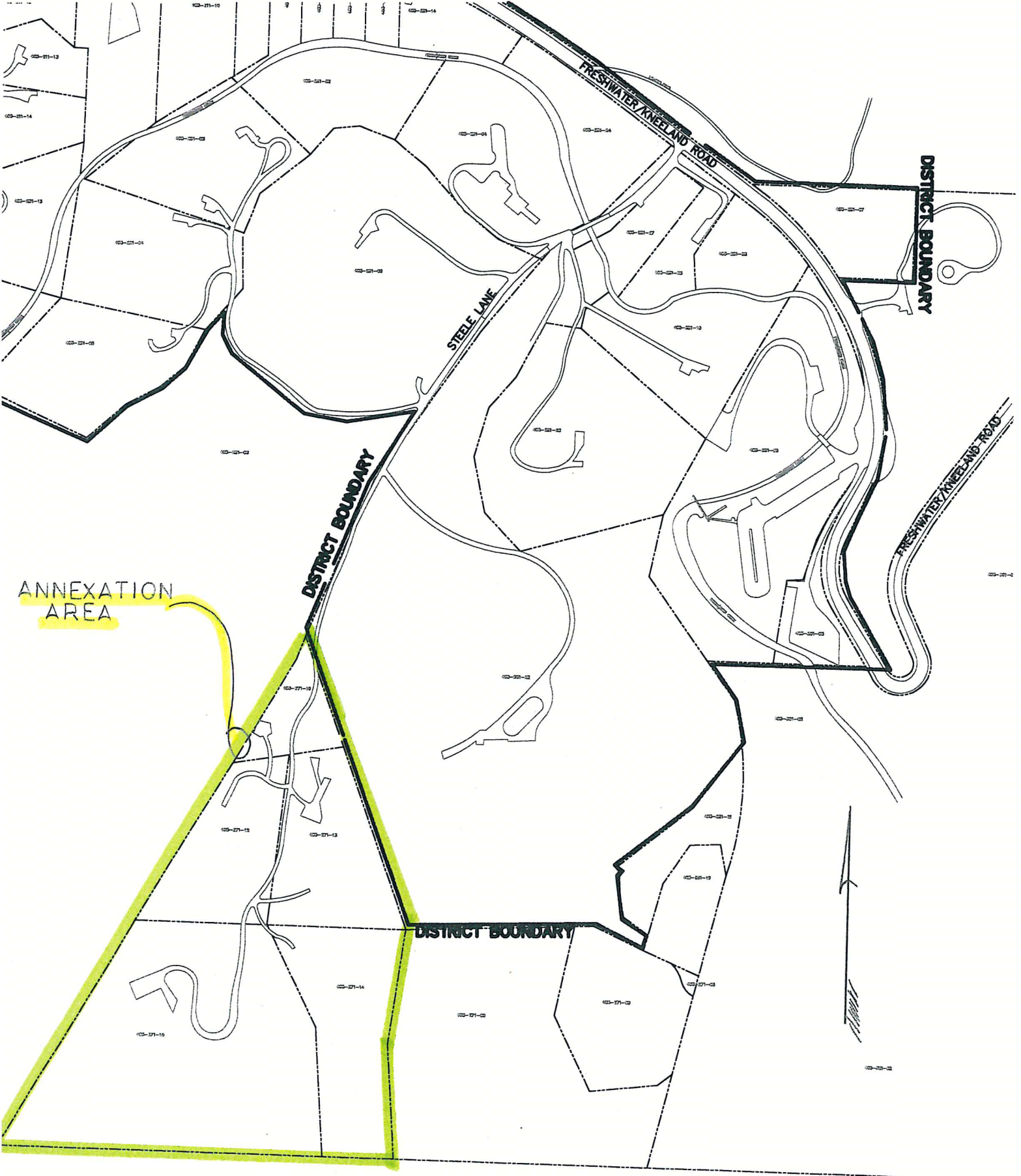
### ***Exhibit A: Annexation Area Figure***



# LANGLOIS ANNEXATION

EXHIBIT A

FRESHWATER



VICINITY MAP

# LANGLOIS ANNEXATION TO HCSD

PTN S $\frac{1}{2}$  SEC 3 4N 1E

405-27

T.C.A. 91-03

1" = 200'

AERIAL PHOTO: CDF 2 - 16 - 187

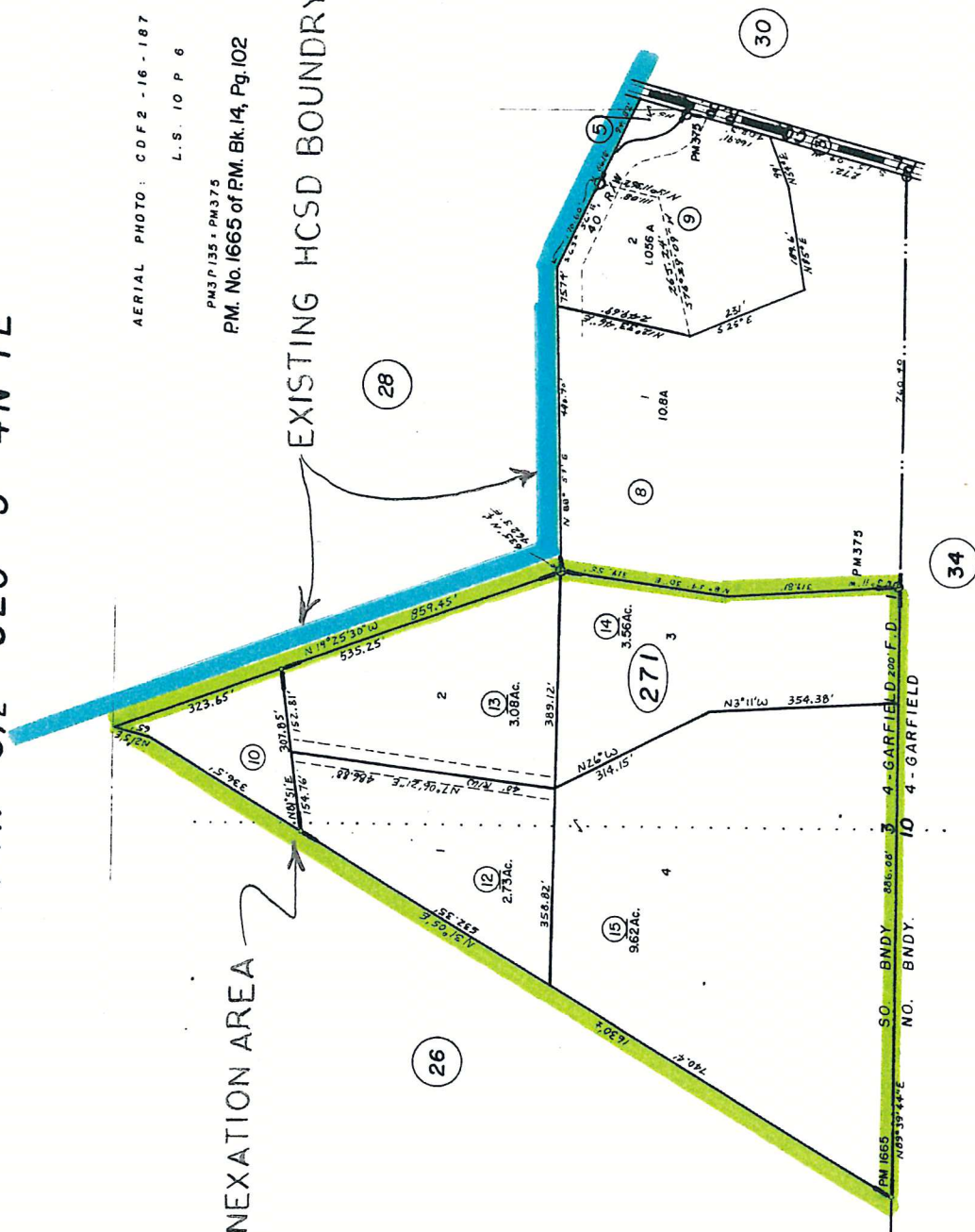
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PM 375

PM. No. 1665 of PM. Bk. 14, Pg. 102

ANNEXATION AREA

EXISTING HCSD BOUNDARY





## ATTACHMENT C

# HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL [OFFICE@HBMWD.COM](mailto:OFFICE@HBMWD.COM)

Website: [www.hbmwd.com](http://www.hbmwd.com)

### BOARD OF DIRECTORS

SHERI WOO, PRESIDENT

NEAL LATT, VICE-PRESIDENT

J. BRUCE RUPP, SECRETARY-TREASURER

BARBARA HECATHORN, DIRECTOR

MICHELLE FULLER, DIRECTOR

### GENERAL MANAGER

JOHN FRIEDENBACH

June 21, 2018

Humboldt Local Agency Formation Commission  
1125 16<sup>th</sup> Street, Suite 202  
Arcata, CA 95521  
Attn: Colette Metz, LAFCo Administrator

RE: Proposed Langlois Lane Annexation to the Humboldt Community Services District

Dear Ms. Metz,

Thank you for the opportunity to provide comments on the above-referenced proposal. As the wholesale water provider to Humboldt Community Services District, we have enough water to supply the proposed annexed parcels. We are supportive of the Langlois Lane annexation to the Humboldt Community Services District.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Friedenbach", is written over the printed name and title.

John Friedenbach  
General Manager



## ATTACHMENT D

### RESOLUTION NO. 18-12

#### APPROVING THE LANGLOIS LANE ANNEXATION TO THE HUMBOLDT COMMUNITY SERVICES DISTRICT

WHEREAS, the Humboldt Local Agency Formation Commission, hereinafter referred to as the "Commission," is responsible for regulating boundary changes affecting cities and special districts pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the Humboldt Community Services District, hereinafter referred to as "HCSD" or "District," filed an application with the Commission by resolution of application; and

WHEREAS, the proposal seeks Commission approval for an annexation of approximately 23.7 acres (5 parcels) of unincorporated territory located adjacent to the District boundaries in the Freshwater area; and

WHEREAS, the annexation is located within the District's sphere of influence; and

WHEREAS, the subject territory is uninhabited as defined in Government Code Section 56046; and

WHEREAS, all property owners have signed letters consenting to annexation and consenting to waiver of notice and hearing and to waiver of protest proceedings; and

WHEREAS, the Executive Officer's report and recommendations on the proposal were presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on July 18, 2018; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures; and

**NOW, THEREFORE, BE IT RESOLVED** by the Humboldt Local Agency Formation Commission as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission, as Responsible Agency, hereby determines that the proposal is categorically exempt from further review pursuant to CEQA Guidelines Section 15301 (Class 1), 15303 (Class 3), 15304 (Class 4) and 15319 (Class 19), which

exempts existing facilities and the construction and location of water mains and other utility extensions of reasonable length to serve such construction.

3. The Commission approves the proposal, contingent upon the satisfaction of following terms and conditions as determined by the Executive Officer:
  - a) Completion of the 30-day reconsideration period provided under G.C. Section 56895.
  - b) Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization (Exhibit "A").
  - c) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.
4. The proposal is assigned the following distinctive short-term designation:

HCSD Langlois Lane Annexation 18-12

5. Annexation of these parcels would establish district boundaries that align with property boundaries and service areas.
6. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
7. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges and fees that were lawfully enacted by the District for the provision of water and wastewater services. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District.

**PASSED AND ADOPTED** at a meeting of the Humboldt Local Agency Formation Commission on the 18<sup>th</sup> day of July, 2018, by the following roll call vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
ABSTAIN: Commissioners:

Attest:

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Estelle Fennell, Chair  
Humboldt LAFCo

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Colette Metz, Executive Officer  
Humboldt LAFCo



**EXHIBIT A**

**MAP AND BOUNDARY DESCRIPTION  
LANGLOIS LANE ANNEXATION TO THE HUMBOLDT COMMUNITY SERVICES DISTRICT**