



AGENDA ITEM 8D

MEETING: November 20, 2019
TO: Humboldt LAFCo Commissioners
FROM: Colette Metz Santsche, Executive Officer
SUBJECT: **Status of Current and Future Proposals**
The Commission will receive a report summarizing active on future proposals. This report is being presented for information only.

BACKGROUND

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. This includes approving or disapproving proposals for annexation, sphere of influence amendments, and outside agency service requests.

DISCUSSION

Following is a summary of active and future proposals.

Active Proposals

There are currently two (2) active applications on file with the Commission, as follows:

Garberville Sanitary District Out of Agency Service Extension Request

On September 18, 2019, the Commission approved the CEQA Addendum and Out of Agency Water Service connection to the Southern Humboldt Community Park (SHCP). Approval triggered a 30-day reconsideration period for which no request for reconsideration was filed. Subsequent to the LAFCo approval, GSD filed petitions with the State Water Resources Control Board, Division of Water Rights to change the place of use under License 3404 and Permit 20789 to include 18 acres associated with the SHCP water service. In addition, the GSD Board authorized the Board Chair to sign and execute an annexation consent agreement and covenant with the Southern Humboldt Community Park in accordance with LAFCo condition of approval. Lastly, Humboldt County DHHS Division of Environmental Health provided comments to the SHCP regarding the water service connection (*see DEH letter, attached*). This letter clarifies that DEH has no regulatory authority over the connection and provides best management practices for water supplied to the park.

Samoa Peninsula Fire Protection District Reorganization to Peninsula CSD

The Draft Samoa tentative map and Coastal Development Permits Supplemental EIR was approved by the Planning Commission in October. Subsequent Tentative map approval will establish parcels to be transferred. Peninsula CSD Formation conditions compliance includes a Financial Plan and Rate Study for provided services, as well as draft asset transfer and transition services agreements for dedications and assets transfer from Samoa Pacific Group. An Engineers report for assessments is underway

and an ocean outfall lease agreement for treated wastewater disposal has been submitted to the Harbor District.

Future Proposals

There are several potential new proposals to the Commission in the near future based on discussions with proponents. A summary of these anticipated proposals follows.

City of Blue Lake Out of Agency Water Connection

Blue Lake staff have indicated that they have received a request for a water service connection to a property on Riverview Lane, which is in their SOI. The property owner has a health and safety concern with their well and would like to connect to City water. City staff indicate that they have existing infrastructure near the requesting property; however, to run a new lateral would be expensive and may require multiple easements. LAFCo staff is standing by.

Fires Services Coordination Efforts

A portion of Measure Z funds granted to the Humboldt County Fire Chiefs Association is focused on sustainable community fire protection to address the lack of complete community coverage and sustainable revenue. An informal working group consisting of County of Humboldt (Board of Supervisors, Planning and Building, Public Works, and County Administrative Office), LAFCo, and Humboldt County Fire Chiefs' Association representatives have been meeting to address service and funding needs on a countywide basis. The group developed a property tax sharing recommendation which was approved by the Board of Supervisors in April. This group continues to work together to review options for priority areas and develop proposed action recommendations that will be brought back to the Board as property tax sharing agreements are developed and executed.

City of Arcata Creekside Homes Annexation

The project proposes annexation, rezoning, and subdivision of parcel 505-161-011 located at 2000 Foster Avenue near the Foster Avenue and "Q" Street intersection. The project includes single-family, multi-family, and assisted living residential development that would provide housing for about 269 residents, with 32 single-family residential units and 32 accessory dwelling units, an assisted living and memory care facility with 100 care beds, 25 senior-restricted neighborhood cottage units, a stream protection zone along Janes Creek, a wetland mitigation area, pedestrian/bicycle trails, and the development and dedication of public infrastructure. The project is currently being review by the Arcata Planning Commission.

Humboldt CSD McKay Ranch Annexation

Humboldt County is lead agency for the North McKay Tract General Plan Amendment (GPA), Zoning Reclassification (ZR), Tentative Subdivision Map and Planned Development (PD) Permit for future residential and commercial development. The County has determined that an Environmental Impact report (EIR) be prepared for the project. Annexation to the Humboldt CSD would be required for extending water and wastewater services to the site, making Humboldt LAFCo a responsible agency.

Humboldt CSD Mid McKay Annexation

Green Diamond Resources Company has made an application to Humboldt County Planning and Building for a minor subdivision in the Cutten area that will presumably require annexation into the Humboldt CSD as a condition of subdivision approval.

McKinleyville Potential Incorporation

County Administrative Officer Amy S. Nilsen has advised LAFCo staff that this matter is being put on hold by Supervisor Madrone and she will keep us posted on when this might come before the Board of Supervisors.

RECOMMENDATION

Staff recommends the Commission receive and file this report.

ATTACHMENTS

Attachment A – DEH Letter Regarding GSD Service Extension



Environmental Health
Melissa Martel, Director
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phone: (707) 445-6215 | fax: (707) 441-5699

October 25, 2019

Southern Humboldt Community Park
PO Box 185
Garberville, CA 95542

SUBJECT: GARBERVILLE SANITARY DISTRICT EXTENSION OF WATER SERVICE

Board Members of the Southern Humboldt Community Park,

The Humboldt County DHHS Division of Environmental Health (DEH) has received notice of the proposed water service extension from Garberville Sanitary District (GSD) to the Southern Humboldt Community Park (Park) as provided by the Humboldt Local Agency Formation Commission (LAFCO). DEH has been in discussion with the State Water Resources Control Board, Division of Drinking Water (SWRCB) regarding service to the Park and the Park's distribution of water within the property to public and private facilities.

DEH provides regulatory support to water suppliers serving between 5 and 14 service connections. As the Park is described as a single service connection, our office does not have regulatory authority over the system or any of its components. Given that the Park is a valuable public resource to Southern Humboldt and supports many public events and activities, we want to stress that the protections put in place for systems under our jurisdiction provide best practices for any public water supply.

As we understand, unless the Park qualifies for a permit from the SWRCB, the Park will be independently responsible for maintaining the health and safety of the potable water supply and its associated distribution system on Park property. This letter is intended to provide recommendations for best management practices to protect the public from waterborne illness.

Recommendations and Best Management Practices

DEH recommends the following plans and procedures be implemented in preparation for connection to the GSD potable water supply:

- Identify and differentiate potable and non-potable water lines and fixtures and develop a schematic/map that identifies all plumbing (types and locations) on Park property.
- Ensure no cross-connections exist between potable and non-potable water lines, and photo document any physical disconnection of existing cross-connections.



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- Disconnect any existing Park wells, springs, and surface water sources from the potable water supply infrastructure. Do not connect these sources to the potable water supply unless you consult with the SWRCB regarding approval of such a connection.
- Flush all existing potable water mains and pressure test them to identify any leaks for repair. Repaired/replaced piping should be properly disinfected before being put into service.
- Perform initial bacteriological testing and verification of chlorine residual prior to offering water for consumption.
- Develop a program for bacteriological monitoring and verification of chlorine residual. We recommend monthly bacteriological monitoring and weekly chlorine residual monitoring at a minimum.

In addition to the above recommendations, further consideration will need to be given to water supplied by the Park to Temporary Food Facilities (TFF) at community events hosted by the Park. Prior to approving any future TFF booth or coordinator applications, our office will require proof of available potable water as demonstrated by a clean bacteriological test taken from the on-site system or by evidence of water being trucked in by an approved source.

Please feel free to contact me with any questions or concerns regarding this letter at 707-445-6215.

Sincerely,

 for:

Amanda Ruddy
Consumer Protection Program Supervisor
Humboldt County DHHS- Division of Environmental Health

CC: Colette Metz, Executive Officer LAFCO
Michael Richardson, Humboldt County Division of Planning and Building
APN File: 222-091-012

CC (via e-mail): Ronnean Lund, State Water Resources Control Board, Division of DW, Ronnean.Lund@waterboards.ca.gov

