



AGENDA ITEM 9B

MEETING: July 20, 2016

TO: Humboldt LAFCo Commissioners

FROM: George Williamson, Executive Officer

SUBJECT: **LAFCo Staff Comment Letter on the Draft EIR for the Southern Humboldt Community Park**

The Humboldt County Planning Department recently circulated a Southern Humboldt Community Park Draft EIR for 45-day comment period. LAFCo staff reviewed the Draft EIR and provided comments. This report is being presented for information only.

BACKGROUND

The Southern Humboldt Community Park is comprised of 405.7 acres along Sprowel Creek and Kimtu Roads, approximately one mile outside of Garberville. The Park is proposing a General Plan Amendment, Rezone, and Conditional Use Permit for medium and large events. The proposed changes to land use activity include the inclusion of recreation for sports fields, public assembly and events, playgrounds, picnic areas, trails, educational activities and camp activities. The project site would include a Park Headquarters that would repurpose existing buildings for park offices and community meeting spaces, and a kitchen. The project would include small events at the large barn. Existing and additional agricultural projects would continue on the project site.

DISCUSSION

LAFCo staff submitted a comment letter on June 24, 2016 (see attached). Staff commented on including an evaluation of annexation of the park property to the Garberville Sanitary District. While the Park is not proposing annexation at this time and will rely on onsite water supply for recreation and community uses, there could be a future connection to GSD's water system given that the Park is within the District's sphere of influence. Including annexation in the EIR would provide an appropriate level of environmental analysis that could support an application to LAFCo either submitted by resolution from GSD or by landowner petition by the Park.

RECOMMENDATION

Staff recommends the Commission receive and file this report. The Commission is invited to discuss the item and provide direction to staff as needed.

Attachment:

Attachment A: LAFCo Staff Comment Letter



June 24, 2016

Michael Richardson
Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Subject: LAFCo COMMENTS ON THE SOUTHERN HUMBOLDT COMMUNITY PARK
DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Mr. Richardson,

The Humboldt Local Agency Formation Commission (LAFCo) has reviewed the Draft Environmental Impact Report (DEIR) for the Southern Humboldt Community Park project. Our comments are focused on providing safe, reliable drinking water to the park property and the need to evaluate annexation to the Garberville Sanitary District (GSD) in the DEIR. Expanding the project to include annexation would provide an appropriate level of environmental analysis that could support an application to LAFCo either submitted by resolution of application from GSD or by landowner petition by the Park.

In 2004 when GSD acquired the Garberville Water Company (GWC), there were a number of water service connections provided outside the GWC's Service Area. GSD conducted an annexation process in 2014 for purposes of expanding their boundaries to include a majority of these existing service connections. The annexation area included the Leino Road/Sprowel Creek Road area located north and east of the park property. During the annexation process, the Southern Humboldt Community Park requested to be included in the District's annexation proposal; however, the GSD Board determined to exclude the park property due to the pending Humboldt County General Plan amendment, rezone, and conditional use permit being sought for the Park. It was expressed to LAFCo that the Park would be applying separately for annexation to the District as part of their application to Humboldt County.

GSD has historically provided water services the Southern Humboldt Community Park property. The park was part of a larger parcel (APN 222-091-006) that was subject to a Lot line Adjustment in 2009. The water service connection to APN 222-091-006 originally went to a single-family residence and was used to supply water to the caretaker's cottage and various other outbuildings on that parcel. The limits of the old APN that had service from GWC now covers portions of APNs 222-091-011 (included in recent annexation), 222-091-012 (north of the park property), and 222-091-014 (park property).

While this connection may have dated back to the 1960s, the account is now closed and is not being used to supply water to the park property.

Humboldt LAFCo updated GSD's sphere of influence in 2013. The sphere includes the Southern Humboldt Community Park in addition to the Garberville County Airport and the Connick Creek Subdivision. These areas have been included in the District's sphere since 1986 and reflects a standing governance assumption originally established by the Commission that the affected lands, as they develop, are to be served by GSD.

Considering the Park project proposes to provide expanded recreational and community facilities, including the use of existing residences for office spaces, meeting spaces, and a community kitchen, it seems appropriate to augment the existing water supply on the park property and connect these community facilities to GSD's water system. In addition, the project site borders an 80-acre parcel that contains the District's water treatment plant. It is feasible for GSD to extend water services to the park off of Tooby Ranch Road.

The park property is located adjacent to the GSD boundary, is within the District's sphere of influence, and has social, economic, and historic ties to the District. Therefore it is appropriate to expand the project description to evaluate annexation to the Garberville Sanitary District.

Thank you for the opportunity to comment on this project. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "George Williamson". The signature is fluid and cursive, with a large initial "G" and "W".

George Williamson, AICP
LAFCo Executive Officer