



**CHANGE OF ORGANIZATION
OR REORGANIZATION APPLICATION FORM**
(Updated January 2023)

Proposal Description

1. Type of proposal:

	Subject Agencies (Cities and/or Special Districts)	Related Jurisdictional Changes (Annexation, Detachment, Sphere Amendment, etc.)
1.	Humboldt Community Services District (HCSD)	Annexation
2.		
3.		
4.		

2. Title of proposal:

HCSD McKay Ranch Subdivision Annexation

3. Who initiated the proposal? (LAFCo proposals may be initiated by resolution of application adopted by an affected city, county or special district, or by petition of landowners or registered voters of the affected area. In both cases, a notice of intent must be submitted to LAFCo.)

The following is attached to this application form:

Agency Resolution of Application

Landowner Petition

Registered Voter Petition

The annexation was initiated by resolution of application of HCSD. The property owner Fairhaven Cottages LLC has requested HCSD expand their jurisdictional boundary to provide water, wastewater, and street lighting services to the following APN's: 017-032-003, 017-072-003, 017-073-007, and 017-07-009. In addition, one parcel associated with the Redwood Empire Little League (APN 017-073-008) owned by Field Committee Corporation is proposed for annexation due to the proximity of the land entirely surrounded by the North McKay Ranch Subdivision Project. All parcels proposed for annexation are within the HCSD's Sphere of Influence.

4. Does the proposal have 100 percent consent of all property owners? (If so, please submit a letter of consent from each property owner to process the application without public notice or hearing.)

Yes

No

5. Applicant:

City/District/Chief Petitioner	Humboldt Community Services District
Street Address	5055 Walnut Dr.
City/State/Zip	Eureka CA 95503

6. Designated Contact Person:

Name	Brian McNeill
Telephone	707-443-4559
E-mail	bmcneill@humboldtcسد.org

General Information

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

To obtain services for water, sewer and street lighting.

2. Describe any terms and conditions that are requested as part of the proposed action by LAFCo.

Prior to the issuance of a building permit for any residential or commercial structures, the Building Permit for the installation of a new 250,000 gallon water tank at the Ridgewood Tank Site shall be issued. Furthermore, prior to the final inspection sign-off and/or final approval of an occupancy permit of any residential or commercial structures, the water tank shall be installed and operational. This condition does not apply to Phase 1 development along the extension of Manzanita Street.

All costs associated with the North McKay Ranch Subdivision Project shall be borne by the Developer including all onsite and offsite improvements.

The Developer will enter into and comply with the terms of mainline extension agreement(s) for each phase of the Subdivision Project.

If street lighting services will be provided by the Humboldt Community Services District, a streetlighting assessment zone will be established and funded by the developer.

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

See attached map.

4. What is the current population of the subject territory?

1 SFH

5. If the proposal includes development, what is the estimated population of the subject territory?

320 dwelling units

6. Number of registered voters within the subject territory.

Unknown.

7. Number of parcels within the subject territory.

See Map

Proposal Boundaries

1. A map and geographic description of the proposal area meeting State Board of Equalization requirements must be submitted.

The following is attached to this application form:

Vicinity Map

Boundary Map

Boundary Description

2. Describe how the boundaries of the proposal were determined.

The boundaries of the proposal were determined by the North McKay Ranch Subdivision project proponent; Kramer Properties.

3. Would this proposal create an island of non-agency territory? If yes, please explain.

No

4. Total land area included in proposal:

(90+ Acres)

Land Use Information

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).

APN	Land	Structural Impr	Total
017-032-003	258,552	310,097	568,649
017-072-003	145,104	-	145,104
017-073-007	231,952	-	231,952
017-071-009	115,349	-	115,349
017-073-008	244,013	255,189	499,202
	994,970.00	565,286.00	1,560,256.00

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

- North: Timber forests, gulch occupied by Ryan Creek, and residential development at the end of Manzanita Avenue,
- East: Ryan Slough, Pacific Gas and Electric (PG&E) powerline, the McKay Community Forest (owned by Humboldt County), and Green Diamond Industrial Timberland,
- South: Timber forests and Glen Paul School, and
- West: Redwood Fields Ballpark and residential development farther east.

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

The proposed project parcels are zoned Residential Single Family (R-1), with combining zones indicating Planned Unit Development (P), Recreation (R), and Greenway with Open Space (GO).

4. Describe any proposed change in land use or zoning as a result of the proposal. (For city annexations, attach a copy of the adopted pre-zoning ordinance).

- **Humboldt County General Plan:** A General Plan Amendment would be proposed to change the land use designation from RL 1-7 units/acre to Residential Medium Density (RM) 7-16 units/acre, and Commercial General (CG).
- **Zoning:** The project site would require rezoning from R-1, to R-1, R, GO, Apartment Professional (R-4), and Neighborhood Commercial (C-1) with a P overlay.

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

Yes

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).

Yes. This project site is in the unincorporated community of Cutten, California. The proposed project would include the subdivision of seven parcels, for a total of approximately 81 acres, into mixed-use lots to develop up to 320 residential units and approximately 22,000 square feet of commercial. The proposed land uses would include single-family dwellings, multifamily dwellings, and neighborhood commercial. The residential mix could include 146 single-family houses and 174 multi-family units. Two commercial parcels are also proposed as part of the proposed project, which would contain approximately 22,000 square feet of commercial space. Approximately 21.73 acres would be left as undeveloped open space that would be dedicated to the County for future trail management. The proposed project is anticipated to be developed in nine phases over a period of 20 years, but a final phasing plan will be based on market conditions. Several on-site and off-site improvements are planned as part of the proposed project development.

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

The project proponent has a subdivision plan approved by the County of Humboldt.

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 development provides public trail access as the phases are built out.

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.

	Present Provider	Proposed Provider
Sewer		HCSD
Water		HCSD
Fire		Humboldt Bay Fire/ Cal Fire
Police		Humboldt County Sheriff's Office
Recreation		County of Humboldt
Roads		County of Humboldt
Drainage		County of Humboldt
Street Lighting		HCSD
Other	Open Space	County of Humboldt

2. How would the proposal affect the type or level of services within the subject territory?

Little or no impact. (In-fill development) See subdivision approval for cumulative impacts.

3. 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.

As identified in the Water Supply Assessment, a new 250,000 gallon water storage tank as well as upsizing the water main between Holly Street and Cypress Avenue to 12-inch diameter will be required to meet the increased capacity demands. These items will be funded by the project proponent and are included as Conditions of Approval.

A new sewer lift station will also need to be added to the northeastern portion of the project site which is planned by the North McKay Ranch Subdivision project proponent.

The Humboldt Community Services District is undertaking a project to increase sewer transmission capacity from the Cutten area by connecting the Hemlock Sewer Main to the Martin Slough Interceptor at the City's O Street metering station. This project must be completed before the collection system from phases 2 through 5 of the North McKay Ranch Subdivision Project can be connected to the Humboldt Community Services District system.

4. 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.

5. For proposals submitted by resolution of application by a local agency, a plan for providing services within the affected territory must be prepared pursuant to Government Code Section 56653.

A Plan for Services is attached to this application form:

Yes

Not applicable

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).

Privately funded – current plans. All costs associated with this project will be funded by the Developer. Water and sewer services will be provided per the current Humboldt Community

Services District rate and charge schedule. All new construction will be subject to Humboldt Community Services District's capacity charges for water and sewer services. Street lighting services can be provided by Humboldt Community Services District if the developer establishes street lighting assessment zone(s).

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

No.

3. Does the resolution of application by a local agency include documentation that the agency is in agreement with a standing Master Tax Exchange Agreement, has negotiated a tax exchange agreement pursuant to [Section 99](#) of the Revenue and Taxation Code, or has made a determination that the proposal is revenue neutral?

Yes

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):

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

N/A

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

N/A

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

N/A

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

N/A

e. "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."

N/A

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.

N/A

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.

N/A

Environmental Determination

1. Copies of environmental documentation, pursuant to the California Environmental Quality Act (CEQA), prepared by the lead agency (including an initial study, technical reports, and written comments or recorded public testimony relative to the environmental documents) should be submitted with the application. Please include a copy of the Notice of Determination/Notice of Exemption showing the date filed with the County Clerk, and the environmental filing fee receipt from the California Department of Fish and Wildlife.

The following environmental document has been prepared:

Statutory or Categorical Exemption
Negative Declaration
Mitigated Negative Declaration
Environmental Impact Report
Other:

2. Was the environmental documentation (Notice of Preparation/Notice of Intent) circulated to LAFCo prior to adoption by the Lead Agency?

Yes

No

Notification

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

Name	Telephone	E-mail Address
Travis Green	707-599-7206	travis@kkramer.com
Rex Bohn	707-498-2228	rbohn@co.humboldt.ca.us

Indemnification Agreement

LAFCo policy requires that all applicants sign a volunteer indemnification agreement specifying whether they agree to indemnify LAFCo in the event of litigation concerning the approval of an application.

The following is included with this application form:

Signed Voluntary Indemnification Agreement

Filing Fees

Applicants are required to pay fees in accordance with LAFCo's adopted fee schedule to cover the administrative and staff costs required to evaluate proposals. Checks must be made payable to: "Humboldt LAFCo".

The following is included with this application form:

Check for Filing Fees

Signed Fee Agreement

Other (please explain):

Certification

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of their knowledge.

(Signature)

(Printed Name)

(Title)

(Date)
