

# **Humboldt Community Services District**

*Dedicated to providing high quality, cost effective water and sewer service for our customers*

## **North McKay Ranch Subdivision Project PLAN FOR SERVICES**

### **INTRODUCTION & PURPOSE**

The purpose of this document is to outline a Plan for Services to support an application submitted to the Humboldt Local Agency Formation Commission (Humboldt LAFCo) for the service territory annexation by the Humboldt Community Services District. Humboldt Community Services District (HCSD or District) intends to submit an application to Humboldt LAFCo on behalf of property owner Fairhaven Cottages LLC, a subsidiary of Kramer Properties, inc. (Developer), to approve the extension of the existing HCSD boundary to include the following APNS: 017-032-003, 017-071-009, 017-072-003, 017-073-007 and 017-073-008, which are currently within the District's Sphere of Influence, so that HCSD can provide street lighting, water and sewer services to the proposed project.

Note: parcel 017-073-008 is part of the sports fields owned by Field Committee Corporation and is not property of Developer. This property is being annexed along with the others listed above so as not to create an "island" within District boundaries.

### **Proposed Development Description**

The proposed subdivision will be accessed by an extension of Redwood Street approximately forming a loop around the Redwood Fields recreation area. The loop will have several cul-de-sacs and a secondary looped road. The development is proposed to commence in phases, with the initial phases centered in the project footprint, and the branched cul-de-sacs progressing afterward. The first phase also includes three units at the end of Manzanita Avenue. See the Appendix for the proposed subdivision and phasing maps. The development consists of a mix of small lot single-family, single-family, multifamily, and commercial units. Additionally, full-sized single-family residential lots are expected to be allowed to develop accessory dwelling units.

In total, 50 small lot single-family units, 96 single-family units, 174 multi-family units, and 2 commercial lots are proposed to be constructed. An additional 34 accessory dwelling units are estimated to be developed at full build out.

### **EXISTING INFRASTRUCTURE/SERVICE**

#### **Water**

Water services within the project area will be provided by HCSD. HCSD supplies water to 7,698 active connections, approximately 97 percent of which are residential and 3

percent commercial. Water service is not provided to any industrial users. In 2015, a total of 740.2 million gallons of water were distributed to customers within the HSCD service area. Average daily use for HCSD customers is estimated at 2.03 MGD in 2015, and peak daily use estimated at 3.6 MGD (Humboldt County 2017). HCSD receives approximately 74 percent of its water from Humboldt Bay Municipal Water District (HBMWD) and the City of Eureka. HCSD also maintains two water supply wells that supplement the water supply, with a rated capacity of 1,580 GPM, or 2.28 MGD. HCSD's active connection with the City of Eureka has a capacity of 800 GPM, or 1.15 MGD. The contract with the HBMWD allows for a peak rate allocation of 2.9 MGD. Therefore, the combined source capacity is estimated at 6.33 MGD.

## **Wastewater**

HCSD currently maintains 6,326 sewer service accounts, 97 percent of which are associated with residential users, with the remainder associated with commercial users (SHN Engineers and Geologists 2014). HCSD's wastewater infrastructure includes 28 wastewater pumping stations, and 78 miles of sewer mains. Five of HCSD's lift stations are located in the Pine Hill area, five in the Rosewood area, five in the Cutten and Ridgewood areas, six in the Myrtletown area, three in the King Salmon area, and five in the Humboldt Hill area. HCSD's peak daily wastewater flow is approximately 1.92 MGD, with an average wastewater flow of 0.92 MGD (SHN Engineers and Geologists 2014). HCSD has an agreement with the City of Eureka to purchase approximately 30 percent of the capacity at the City of Eureka Elk River Wastewater Treatment Plant (WWTP), which has a current peak dry weather treatment capacity of 8.6 MGD and peak wet weather treatment capacity of 12 MGD (Order No. RI - 2023-0016 NPDES No. CA0024449) (RWQCB2023).

## **ANTICIPATED SERVICE DEMANDS**

### **Water Supply Study**

A Water Supply Assessment Study was completed by SHN Consulting Engineers and Integral Consulting in October, 2020 as a requirement of the Project's Environmental Impact Report that was used to inform this plan for services.

### **Domestic Water Usage**

Domestic water use estimates were obtained from HCSD's meter data for single-family and multi-family residential units. The meter data was compared against HCSD's usage goal of 113 gallons per capita per day with an estimated 3 persons per equivalent dwelling unit (EDU) or 339 gallons per day per EDU (gpd/ EDU). This data was also compared with meter data from a single-family development in Eureka and a previous water supply assessment in HCSD's sphere of influence, both of which used approximately the same consumption basis per EDU. For the purposes of the Water Supply Assessment Study, small lot single family homes and accessory dwelling units were considered to have the same estimated water usage as a typical single-family unit. For the purpose of modeling demand, a typical single-family residence is estimated to

use 339 gpd on an average day. In total, 180 EDUs are associated with the single-family units. Multi-family residence buildings may be metered separately for each unit. Given that meter data from HCSD does not reflect the number of units per account and the design of the multi-family development has not begun, we assume 2.5 persons per multi-family unit for an average demand of 283 gpd/unit. Therefore, a multifamily unit is estimated to be 83.5% of the demand of a residential EDU. The multi-family count for the development is 145 EDUs (174 multi-family dwelling units x 83.5%).

### **Commercial Water Usage**

The size and type of commercial development has not been determined; therefore, typical commercial usage data from HCSD was utilized in the Water Supply Assessment Study. The two proposed commercial lot sizes are approximately 42,000 and 53,000 square feet. An estimate of the maximum size of each of the building footprints, accounting for setbacks and parking, is approximately 8,000 square feet. For the purposes of the Water Supply Assessment study, it was assumed that each commercial building will include four separate units.

According to HCSD's 2023 rate study, HCSD defines commercial accounts by wastewater strength. According to the study, light-, medium-, and high-strength connections have an average water usage of 615 gpd, 2,092 gpd, and 1,321gpd, respectively. The proposed commercial development is assumed to be a mix of light and medium strength accounts and, for the purposes of modeling, the Water Supply Assessment Study assumes one medium-strength and three light-strength units per commercial lot. Thus, the total combined water usage per day is estimated at 7,874 gpd on average for a total of approximately 23 EDUs. Because the building design and occupancy have not yet been completed, the water usage is a rough estimate that is considered to be conservative, and should be revisited in the planning phase of the commercial units.

## **PROPOSED SERVICE INFRASTRUCTURE**

### **Water Infrastructure**

Underground potable water pipelines will be extended to the project site at no cost to the District, and potable water supplies will be supplied by HCSD. Additionally, the Water Supply Assessment Study has determined that a new 250,000-gallon water storage tank will be required to serve the proposed project. The proposed water storage tank will be located approximately 2.5 miles south of the proposed project, near Ridgewood, California, adjacent to HCSD's existing water storage tank (Ridgewood Tank Site). A water supply study has been completed that identifies the exact size and location of the water storage tank.

The proposed water storage tank will be permitted before any building permits are issued for phase 2 and beyond. Further, the water storage tank will be in service before any of the new construction associated with phase 2 and beyond are certified for

occupancy (phase 1 consists of three single family homes on the extension of Manzanita Ave.).

The development agreement between the Developer and Humboldt County is valid until December 18, 2044. The Ridgewood Tank Site is ideally situated to supply water for future developments in Cutten, Ridgewood, and Elk River. The District estimates that approximately 5,000 undeveloped housing units in the area could be served by water stored at the Ridgewood Tank Site. Between now and when the Developer is ready to proceed with phase 2 of the North McKay Ranch Subdivision, other developers may express interest in developing properties that could rely on water supplied by the Ridgewood Tank Site. The District may also seek outside funding in the form of grants or other funding mechanisms to construct a tank capable of serving future developments near the Ridgewood Tank Site.

If either of these scenarios occurs, the storage tank requirement tied to the Water Supply Assessment Study will be reevaluated. The Developer may then meet the requirement for a water storage tank identified in the Water Supply Assessment Study by participating in a cost-sharing arrangement for a tank appropriately sized to supply all projects.

The District must act as stewards of its real property and assets. The Ridgewood tank site has a limited amount of space for the development of additional water storage. The District must implement a plan that does not restrict future capacity at the Ridgewood Tank Site to a single development. If funding for a water storage project at the Ridgewood Tank Site becomes available from other sources, the Developer will participate in a cost sharing agreement at that time or relinquish any claim to access water storage capacity resulting from the project or any claim to District property.

Alternatively, the Developer may choose to forgo using the Ridgewood Tank Site and construct an adequately sized water storage tower at a different location (either within the subdivision or on other land owned by the Developer) to meet the water supply requirements outlined in the Water Supply Assessment Study.

To provide additional flexibility, this Plan for Services allows for the possibility of adjusting timelines and responsibilities as the development landscape evolves. In the event that unforeseen changes arise, such as alterations in the timeline for the North McKay Ranch Subdivision or shifts in the region's development priorities, the parties may renegotiate the terms of the water supply and storage solutions. This could include the option for the Developer to collaborate with other stakeholders or pursue alternative strategies that align with the needs of the District and the broader community. If new development proposals emerge, the District and the Developer may explore various avenues for sharing resources, including but not limited to grants, enhanced infrastructure financing district(s), joint ventures, partnerships, or phased construction to ensure the efficient use of the Ridgewood Tank Site or an alternative location. Both parties agree to remain open to these possibilities and will work together in good faith to

address future challenges in a way that benefits the area's long-term water infrastructure and growth.

The Water Supply Assessment Study has also determined that the main on Walnut Drive between Holly Avenue and Cypress will need to be upsized to 12 inches to accommodate the proposed development and fire flow requirements. This condition of approval will be implemented before any new construction associated with phase 2 and beyond will be certified for final occupancy.

Due to the determination by SHN Consulting Engineers and Integral Consulting during the Water Supply Assessment that the water main within Walnut Drive will require upsizing to service the project, all associated costs of implementation will be funded privately or come from other sources and shall be at no cost to District. Given that the replacement of the line will be less than 1000 feet and will replace an existing facility, impacts associated with temporary service interruptions, noise, air quality and dust emissions from construction activities were estimated to account for this line replacement. As such, the previously circulated EIR sections accounted for a range of construction-based impacts, including utility replacements.

The Developer will enter into and comply with the terms of the mainline extension agreement(s) with HCSD to extend water service to the proposed North McKay Ranch subdivision project.

The developer or others will install all infrastructure required to provide drinking water services for this project at no cost to the District.

## **Wastewater**

Underground wastewater pipelines will be extended to the project site at no cost to the District, and wastewater collection and treatment services will be provided by HCSD. A new sewer lift station will be constructed by the developer at the northeastern portion of the subdivision that is planned to remain open space. The lift station will be designed and constructed by the Developer to the District's standards and specifications. All sewage within the subdivision will gravity flow to the low point at the north end of the subdivision to the new sewage lift station. The sewage will be pumped to the existing sanitary sewer manhole located on Hemlock Street at the intersection of Hemlock and Walnut Street via a new sewer line (forcemain) to be installed between the project site and the intersection of Walnut Drive and Hemlock Street by the Developer. The new sewer line will extend west onto Redwood Street, turning north onto Walnut Drive, and then connect to the existing sewer system manhole located on Hemlock Street at the intersection of Hemlock and Walnut Street. All utility work will occur in the existing right-of-way. All costs associated with wastewater improvements in relation to this project, will be funded privately or come from other sources and shall be at no cost to District. The Developer will enter into and comply with the terms of (a) main line extension agreement(s) with HCSD for extension of wastewater service to the proposed North McKay Ranch subdivision project.

All infrastructure required to provide wastewater services for this project will be designed and constructed to the District's standards and specifications by the Developer or others at no cost to the District.

### **Hemlock Sewer Transmission Line**

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 and beyond of the North McKay Ranch Subdivision Project can be connected to the Humboldt Community Services District system (phase 1 consists of three single family homes on the extension of Manzanita Ave.). The Hemlock Sewer Transmission Line project will be funded by HCSD.

### **Street Lighting**

Consistent with County Code Section 314-31.1.6.5.4, all utilities associated with the proposed project will be placed underground (Humboldt County 2017b). Lots are to be served by community water, wastewater, and street lighting services, which will be extended from HCSD. The HCSD prepared a Municipal Services Review (MSR) for expansion of its SOI that includes the project site. The developer will establish street lighting assessment zone(s) if street lighting services are to be provided by HCSD, funding for these services and all associated street lighting costs may be done privately or come from other sources and shall be at no cost to District.

Lighting of the project site currently contains existing outdoor lighting around Redwood Fields Park and its associated parking areas. The new roadways and commercial buildings will have street lighting installed for security purposes. All new outdoor lighting will be the minimum lumens required for security purposes, directed downward, and shielded to prevent light spillover onto adjacent properties.

All infrastructure required to provide street lighting services for this project will be installed by the Developer or others through private funding or other sources and shall be at no cost to the District.

Services for the proposed project will be extended to the affected territory within the twenty-year period established in the executed Development Agreement by and between the County of Humboldt and Fairhaven Cottages LLC./Kramer Properties, Inc. relating to the North McKay Subdivision Project that extends until December 18, 2044, or ninety (90) days following the Project Build-out, whichever is earlier. Funding for these services may be done privately or come from other sources and shall be at no cost to the District.



