

RESOLUTION 2025-04

A RESOLUTION OF APPLICATION BY THE HUMBOLDT COMMUNITY SERVICES DISTRICT REQUESTING THE HUMBOLDT LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR THE ANNEXATION OF THE NORTH MCKAY RANCH SUBDIVISION PROJECT

WHEREAS, the Humboldt Community Services District (herein referred to as "HCSD" or "District") provides water, wastewater, and street lighting services pursuant to Community Services District Law (Government Code Section 61000 et seq.);

WHEREAS, the HCSD Board of Directors desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for a change of organization consisting of annexation of the North McKay Ranch area to the District; and

WHEREAS, pursuant to California Government Code Section 56654, notice of intent to adopt this resolution of application was given to the Humboldt Local Agency Formation Commission (herein referred to as "LAFCo"), interested agencies and subject agencies at least twenty-one (21) days before the adoption of this resolution; and

WHEREAS, the annexation area consists of nine parcels total, including five parcels associated with the North McKay Ranch Subdivision Project (APNs 017-032-003, 017-071-009, 017-072-003, 017-073-007, and one parcel associated with the Redwood Empire Little League 017-073-008, owned by Field Committee Corp all of which are located within the District's adopted sphere of influence; and

WHEREAS, the principal reasons for the proposed annexation are as follows:

1. The proposed annexation of the North McKay Ranch Subdivision Project was initiated by Kramer Properties, Inc. in order to receive District services; and
2. The proposed annexation of the Redwood Empire Little League parcels is necessary due to the proximity of the land entirely surrounded by the North McKay Ranch Subdivision Project; and
3. The proposed annexation would provide for logical boundaries and service provision in the area.

WHEREAS, the territory subject to the proposed annexation is uninhabited, and a map of the exterior boundary of the territory is set forth in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, all property owners have provided written consent to the annexation and for purposes of enabling LAFCo to make determinations on the proposal and to waive protest proceedings entirely in accordance with Government Code Section 56662; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), the Humboldt County Board of Supervisors (County), acting as Lead Agency, certified the North McKay Ranch Subdivision Project (Project) Final Environmental Impact Report (Final EIR, SCH#2019049166), adopted the Findings of Facts (Findings), Statement of Overriding Considerations (SOC) and Mitigation and Monitoring and Reporting Program (MMRP), and approved the Project on March 7, 2022, for the development of the proposed annexation parcels, and the District, as Responsible Agency under

CEQA, is required to review and consider the information contained in the Final EIR and MMRP, and adopt County's findings, SOC, and MMRP, prior to approval of the formal terms and conditions for the annexation;

WHEREAS, the Board of Directors has considered all information related to this matter, including any supporting reports by District staff and all oral and/or written testimony made by any interested person or agencies appearing at the public hearing on the Resolution of Application.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Humboldt Community Services District adopts Resolution 2025-04 thereby resolving as follows:

Section 1: The Board of Directors, acting as Responsible Agency under CEQA, has independently reviewed and considered the information contained in the Final EIR, Findings, SOC, and MMRP, and hereby adopts the County's Findings, SOC, and MMRP for the annexation and directs staff to file a Notice of Determination ("NOD") with the Humboldt County Clerk and the State of California.

Section 2: The Board of Directors hereby approves this Resolution of Application and requests that Humboldt Local Agency Formation Commission (LAFCo) take proceedings for the proposed annexation in the manner provided by the Cortese-Knox-Hertzberg Government Reorganization Act of 2000.

Section 3: The proposed annexation is requested to be subject to the following terms and conditions:

1. Per the Water Supply Analysis performed by SHN Consulting Engineers and the Condition of Approval set forth by the County of Humboldt, the developer shall ensure that, prior to the issuance of a building permit for any residential or commercial structures, the Building Permit for the installation of the new 250,000-gallon water tank at the Ridgewood Tank Site shall be issued. This requirement can also be met by entering into a cost sharing arrangement for a larger tank that has sufficient capacity to serve this project if a tank project is initiated by others. Furthermore, prior to the final inspection sign-off and/or final approval of an occupancy permit for any residential or commercial structure, sufficient water storage must be installed and operational. This condition does not apply to Phase 1 development along the extension of Manzanita Street.
2. Per the Water Supply Analysis performed by SHN Consulting Engineers, the developer shall ensure that, prior to the final inspection sign-off and/or final approval of an occupancy permit of any residential or commercial structures the section of watermain within Walnut Drive between Holly Street and Cypress Avenue shall be increased to 12-inch diameter. This condition may be met by constructing adequate water storage within the North McKay Ranch Subdivision capable of providing adequate fire flow. This condition does not apply to Phase 1 development along the extension of Manzanita Street.
3. The developer shall enter into and comply with main line extension agreement(s) with Humboldt Community Services District for water and sewer infrastructure for each phase of the North McKay Ranch Subdivision project.
4. If street lighting services are to be provided by the Humboldt Community Services District, the developer shall install all necessary infrastructure at no cost to HCSD and establish street lighting assessment zones compliant with Article 6 of the Humboldt Community Services District Code

5. Ensure that all existing services are not disrupted by the construction, implementation, and deployment of this development, including but not limited to the service to APN 017-071-002-000.
6. Comply with all conditions of approval set forth by the County of Humboldt
7. Pursuant to Revenue and Taxation Code Section 99.01, prior to a jurisdictional change that will result in a special district providing services to an area where those services have not previously been provided, the special district must negotiate an exchange of property tax increment to be generated in the area subject to the jurisdictional change.
8. Upon effective date of the annexation, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the Humboldt Community Services District. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District.


Section 4: Staff is directed to prepare and submit to Humboldt LAFCo an application for annexation that includes the territory as shown in Exhibit "A".

PASSED AND ADOPTED by the Board of Directors of the Humboldt Community Services District on May 13, 2025, by the following vote:

AYES: Benzonelli, Gardiner, Hansen, Ryan
NOES:
ABSENT: Matteoli
ABSTAIN:


Michael Hansen, Board Vice President

ATTEST:


Robert Christensen, Board Secretary