



AGENDA ITEM 6C

MEETING: March 21, 2018
TO: Humboldt LAFCo Commissioners
FROM: Colette Metz, Administrator
SUBJECT: **Fieldbrook Glendale Community Services District Southern Boundary Annexation**

The Commission will consider a proposal submitted by resolution of application by the Fieldbrook Glendale Community Services District (FGCSD) for a sphere of influence amendment and corresponding annexation of four (4) parcels in the Glendale area. The proposed southern boundary annexation has 100% property owner consent.

LAFCoS are responsible under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization, such as district annexations, consistent with adopted policies and procedures pursuant to California Government Code (G.C.) Section 56375. LAFCoS are authorized with broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

BACKGROUND

LAFCo has received a proposal submitted by resolution of application from the Fieldbrook Glendale Community Services District (FGCSD) for annexation of four (4) parcels and portions of Highway 299 and Glendale Drive rights-of-way in the Glendale area. The proposed annexation has 100% property owner consent. A concurrent sphere of influence amendment (expansion) would also be required for the proposed action.

The FGCSD currently provides water service throughout most of the District, wastewater collection services within the Glendale area only (wastewater is conveyed to the City of Arcata where it is furthered conveyed by the City to the Arcata Wastewater Treatment Plant for treatment and disposal), and fire protection services in the Fieldbrook area north of the Blue Lake FPD boundary which overlaps the District boundary.

The FGCSD does not propose a sphere of influence beyond the proposed new district boundaries. As a result, the district boundaries and sphere would be coterminous. In addition, FGCSD would include the subject territory into its Water and Sewer Service Area (Zone 1) to which it provides water and wastewater services only. Fire protection services would continue to be provided by the Arcata Fire Protection District.

DISCUSSION

Reasons for Proposal

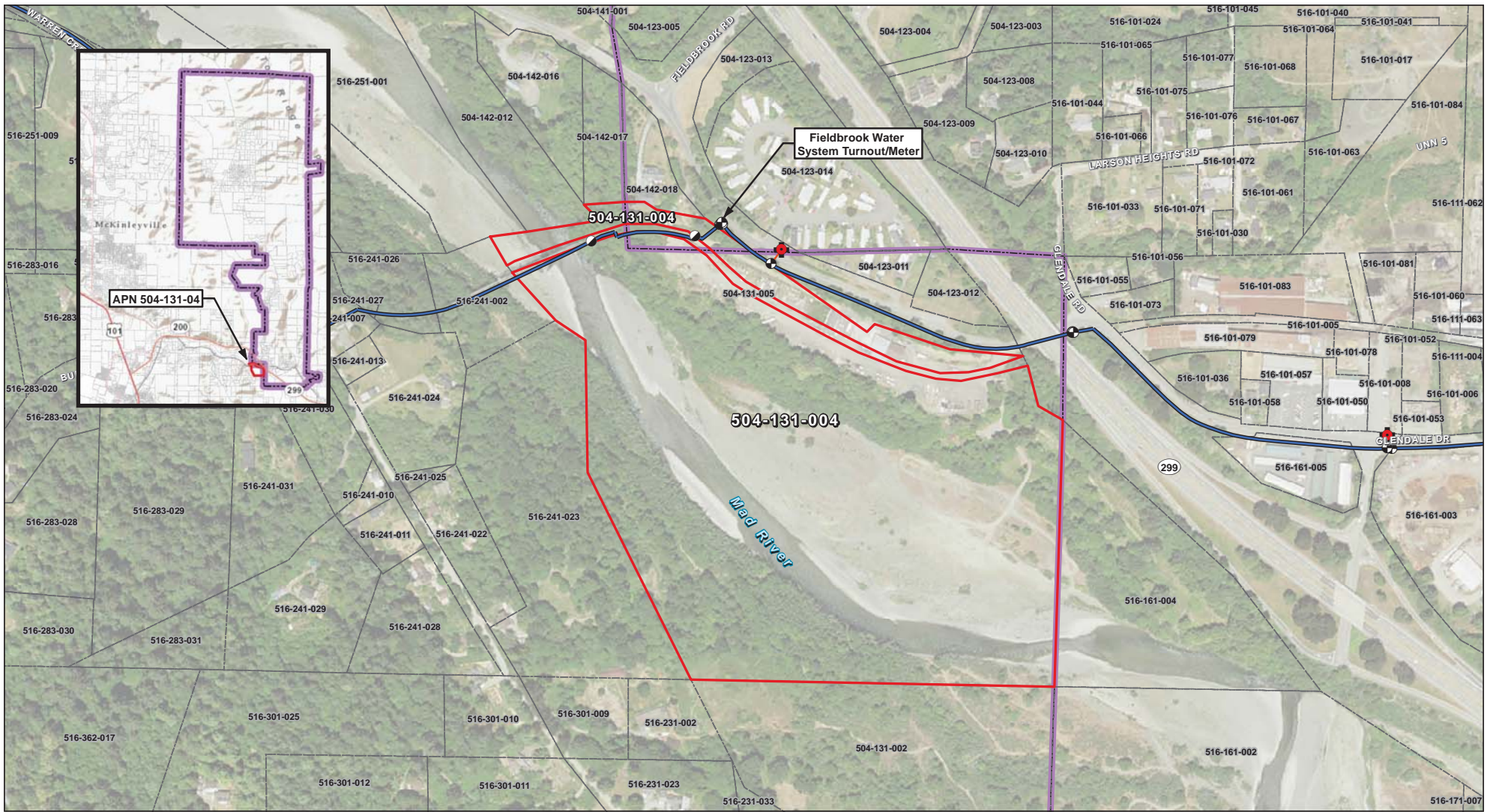
According to the application, the reasons for the proposed annexation are as follows:

1. The property owner of 504-131-004 (GR Sundberg) has expressed an interest in being annexed into the FGCS D for purposes of receiving water and wastewater services to the subject parcel. (See Figure 1).
2. The Humboldt Bay Municipal Water District (HBMWD) currently provides water service to the subject parcel; however, a planned replacement of the main water line which crosses the Mad River will require the existing water connection to be relocated. The relocation can be done as part of the construction project to site the meter and lateral connection within FGCS D's boundary.
3. Sewer service is currently provided by an on-site septic system; however, the property owner wishes to abandon the on-site septic system and connect to the community sewer system.
4. FGCS D has provided water and sewer service to parcels 504-123-011 and -012 in excess of twenty-five years.
5. Fire protection services to the subject parcels are currently provided by the Arcata Fire Protection District.
6. The proposed annexation would establish district boundaries that align with property boundaries and clearly define service responsibilities for the benefit of neighboring service providers, land use officials, and the public.

As noted above, the HBMWD is completing a planned replacement of its existing 14-inch water main currently located on an aging Mad River railroad trestle that provides service to the communities of Blue Lake, Fieldbrook, and Glendale. This project consists of the installation of a new 14-inch interior diameter pipeline underneath the Mad River via horizontal directional drilling. This new pipeline will tie-in to the existing 14-inch transmission main on the west side of the river, east of Warren Creek Road and on the east side of the river, just west of Glendale Drive. The HBMWD has been coordinating with the FGCS D and the property owner of 504-131-004 (GR Sundberg) to relocate the existing water service connection currently provided by HBMWD to the FGCS D (in conjunction with providing wastewater services to the subject parcel).

Description of Annexation Area

Parcel One (504-131-004) is currently served domestic water by the HBMWD and has an on-site septic system. This parcel is subject to a pending minor subdivision which will result in two parcels, including a smaller 5.17-acre parcel and a larger 48.76-acre parcel. The smaller parcel has an approved commercial cannabis cultivation permit and is partially within the current boundary of the FGCS D. The owner has requested FGCS D provide one water and one wastewater connection to this parcel.



Paper Size 11" x 17" (ANSI B)
 0 50 100 200 300 400 500
 Feet

Map Projection: Lambert Conformal Conic
 Horizontal Datum: North American 1983
 Grid: NAD 1983 StatePlane California I FIPS 0401 Feet



- APN 504-131-04
- Fieldbrook/Glendale CSD Boundary
- Approx. Parcel Boundaries

- HBMWD Water System**
- Transmission Main
- FH Pipeline

- Fire Hydrant
- Gate
- Butterfly



Fieldbrook-Glendale CSD

Job Number 8410197-1Z
 Revision A
 Date 24 May 2016

APN 504-131-04 Site Map

Figure 1

G:\Legacy\Projects\01053 Fieldbrook Glendale CSD\8410197 F-G General Act FY12-13\Master Contact\08-GIS\Map\Figures\FGCSDBoundary_11x17_Landscape.mxd
 © 2016. While every care has been taken to prepare this map, GHD make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
 Data source: HBMWD GIS; Pipelines and appurtenances; Humboldt County GIS; Parcels and Streets; ESRI; Aerial, shaded relief Created by gldavidson

The larger parcel resulting from the subdivision is currently developed as a construction company staging area and is utilized for gravel extraction. The owner has requested FGCS D provide them with one water and one wastewater service connection.

There would be a total of two water connections and two sewer connections. Both water and sewer connections will be served by lateral connections from the FGCS D main-line that runs parallel to the parcel along Glendale Drive. According to FGCS D, no improvements or upgrading of FGCS D infrastructure would be needed. These connections will be available immediately following the annexation process.

Parcels Two (504-123-011) and Three (504-123-012) are located slightly northeast of parcel one. Parcel two is part of Glendale Mobile Estates. The water and sewer connections are located on an adjacent parcel that resides fully within FGCS D boundaries. The parcel is bisected by the existing district boundary line. No additional services are being requested. Parcel three is adjacent to parcel two. This parcel is currently vacant; however, the parcel was at one-time a tavern and was served water and wastewater by the district. No additional services are being requested.

Parcel Four (504-131-005) is approximately 1-acre and consists of existing railroad right-of-way that bisects parcel one.

Funding and Property Tax Negotiation

The FGCS D would include the subject territory into its Water and Sewer Service Area (Zone 1) to which it provides water and wastewater services only. Therefore, the District would rely on water and wastewater service fees to fund District services. The District's existing fire services special tax would not be extended to the annexation area. In addition, the proposed annexation would not be subject to a tax exchange agreement between the County and FGCS D.

The FGCS D fire service is funded primarily through a special tax on property within the district that is applied at a rate of \$75 per Assessor's Parcel. Annual revenue from the special assessment is approximately \$55,000. The District also receives property tax revenue in the amount of approximately \$45,000 per year.

Property Owner Consent

All property owners have signed letters consenting to annexation and consenting to waiver of notice and hearing and waiver of protest proceedings. In accordance with Government Code Section 56662, the Commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely if: 1) an affected local agency has not submitted a written demand for notice and hearing within 10-days of receiving the LAFCo Notice of Filing (dated February 20, 2018; see Attachment B); and 2) the proposal is accompanied by proof, satisfactory to the Commission, that all the owners of land within the affected territory have given their written consent to the proposal.

ANALYSIS

The analysis of the proposal is organized into two sections. The first section considers the proposal relative to the factors mandated for review by the Legislature anytime LAFCo review boundary changes. The second section considers issues required by other applicable State statutes in processing boundary changes, such as environmental compliance with the California Environmental Quality Act.

Required Factors for Review

G.C. Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The majority of the prescribed factors focus on the impacts of the proposed boundary changes on the service and financial capacities of the affected agencies. No single factor is determinative. The purpose in considering these factors is to help inform the Commission in its decision-making process.

A summary of key statements and conclusions generated in the review of the mandated factors for the proposal follows, with a complete analysis provided in Attachment A.

- The annexation area is uninhabited (less than 12 registered voters). Total assessed value of properties (land and improvements) is 416,502.
- The proposed annexation consists of residential, commercial, and resource-based uses. The Mad River bisects APN 504-131-004 which is an existing permitted aggregate extraction site. An existing construction/storage yard is located uphill from the river on the same parcel.
- The FGCS D purchases water from the Humboldt Bay Municipal Water District (HBMWD). The District is currently using about 56 percent of its contracted water allotment from HBMWD during peak demand (MSR, 2015).
- The FGCS D has approximately 177 wastewater connections in the Glendale area. The wastewater collection and conveyance system is owned and operated by the District, who contracts with the City of Arcata for treatment and disposal.
- Land uses within the annexation area are subject to applicable land use requirements in the Fieldbrook-Glendale, Blue Lake and Arcata Community Plans.

Other Considerations

- Agency Comments

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see Attachment B). LAFCo received comments from the HBMWD (see Attachment C).

- o Environmental Review

All matters that involve discretionary actions are subject to the applicable provisions of the California Environmental Quality Act (CEQA). FGCS D, as lead agency, has determined that the proposed annexation is categorically exempt from further review pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities and 15303(d) (Class 3), New Construction or Conversion of Small Structures, which exempts the construction and location of water mains and other utility extensions of reasonable length to serve such construction.

- o Conducting Authority Proceedings

All proposed boundary changes approved by the Commission are subject to conducting authority proceedings (i.e., a protest hearing) unless waived in accordance with criteria outlined under G.C. Section 56662. Given that the affected territory is uninhabited, all landowners have provided their written consent, and no written opposition to a waiver of protest proceedings has been received by an affected local agency, staff recommends the Commission waive the conducting authority/protest proceedings.

RECOMMENDATION

The proposed sphere amendment and annexation to the FGCS D appears appropriate relative to the factors required by statute for consideration. It is recommended the following conditions of approval be applied with delegation to the Executive Officer to determine when the requested actions have been sufficiently satisfied before proceeding with a recordation.

- o Completion of the 30-day reconsideration period provided under G.C. Section 56895.
- o Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
- o Payment of any outstanding fees as identified in the Commission's adopted fee schedule.

Alternatives for Commission Action

Staff has identified three options for Commission consideration with respect to the proposal. These options are summarized below.

- o Alternative Action One (Recommended):
Adopt the draft resolution identified as Attachment D, approving the proposal with the recommended conditions along with any desired changes as requested by the Commission.
- o Alternative Action Two:
Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.

- o Alternative Action Three:
Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

Procedures for Consideration

This item has been agenzized for consideration as part of a noticed public hearing. The following procedures are recommended with respect to the Commission's consideration of this item:

- A. Receive verbal report from staff
- B. Open the public hearing and invite testimony.
- C. Discuss item and – if appropriate – close the hearing and consider action on recommendation:

"I move to adopt Resolution No. 18-05, approving the Sphere of Influence Amendment and Annexation of four (4) parcels and portions of Highway 299 and Glendale Drive rights-of-way to the Fieldbrook-Glendale Community Services District, as described in the staff report, subject to the recommended conditions".

Attachments

Attachment A: Required Factors for Review

Attachment B: LAFCo Notice of Filing (referral)

Attachment C: Agency Comment Letters

Attachment D: Draft Resolution of Approval (No. 18-05)

Cc: Richard Hanger, FGCS D General Manager
John Friedenbach, HBMWD General Manager

ATTACHMENT A ANALYSIS OF REQUIRED FACTORS

Government Code Section 56668 requires the Commission to consider 17 specific factors anytime it reviews proposals for a change of organization or reorganization involving special districts. The purpose in considering these factors is to help inform the Commission in its decision-making process.

1) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The proposed annexation consists of residential, commercial, and resource-based uses. The Mad River bisects APN 504-131-004 which is an existing permitted aggregate extraction site. An existing construction/storage yard is located uphill from the river on the same parcel. The annexation area is uninhabited (less than 12 registered voters). Total assessed value of properties (land and improvements) is 416,502. The proposed annexation has 100% landowner consent.

2) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Pursuant to Government Code Section 56653, the District prepared a Plan for Services to evaluate the service needs of the proposed annexation. The need for expanded community services within the affected territory includes water and wastewater services. The annexation area falls within the jurisdiction of the Arcata Fire Protection District, no change in fire service providers is recommended. An analysis of the availability and adequacy of water and wastewater relative to projected needs of the proposal follows.

- o Water

The FGCS D purchases water from the Humboldt Bay Municipal Water District (HBMWD). According to 2014 HBMWD records, the FGCS D's average daily use was 159,000 gallons per day (gpd) and peak daily use was 240,000 gpd. The District is currently using about 56 percent of its contracted water allotment from HBMWD during peak demand (MSR, 2015). According to the District, proposed water service connections would be served by lateral connections from the main-line services that run along Glendale Drive. No improvements or upgrading of FGCS D infrastructure will be needed. These connections will be available immediately following the annexation process.

- o Wastewater

The FGCS D has approximately 177 wastewater connections in the Glendale area. The wastewater collection and conveyance system is owned and operated by the District,

who contracts with the City of Arcata for treatment and disposal. The District's collection system was installed in 1990 and includes two pump stations. Wastewater is pumped through a force main to a connection point with the City of Arcata's collection system near Giuntoli Lane. Wastewater is then treated and disposed of by the City of Arcata. According to the District, proposed wastewater service connections would be served by lateral connections from the main-line services that run along Glendale Drive. No improvements or upgrading of FGCSO infrastructure will be needed. These connections will be available immediately following the annexation process.

3) *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.*

The HBMWD is completing a planned replacement of its existing 14-inch water main currently located on an aging Mad River railroad trestle that provides service to the communities of Blue Lake, Fieldbrook, and Glendale. This project consists of the installation of a new 14-inch interior diameter pipeline underneath the Mad River via horizontal directional drilling. The HBMWD has been coordinating with the FGCSO and the property owner of 504-131-004 (GR Sundberg) to relocate the existing water service connection currently provided by HBMWD to the FGCSO (in conjunction with providing wastewater services to the subject parcel).

4) *The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. Section 56377.*

The annexation does not involve changes to the type or level of services provided, would not convert agricultural land or open space uses, and does not propose to change land uses or land use patterns. The proposed annexation would not affect the existing permitted aggregate extraction site or other resource-based uses on APN 504-131-004. Therefore, the proposal does not conflict with G.C. Section 56377.

5) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.*

The proposed annexation would not convert agricultural land or involve the construction of or alteration to structures, grading, or other site disturbing activities on land planned for agriculture, and does not propose to change land uses or land use patterns.

6) *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.*

The annexation area is bordered on two sides by the current jurisdictional boundary of the FGCSO. The annexation area boundaries have been drawn to follow Assessor's parcel lines.

7) A regional transportation plan adopted pursuant to G.C. Section 65080.

The Humboldt Regional Transportation Plan (RTP) was last updated in 2017 and is a long-range transportation planning document for Humboldt County. No specific projects are included in the RTP involving the affected territory.

8) Consistency with city or county general and specific plans.

Land uses within the existing district and proposed annexation area are subject to the Humboldt County Framework General Plan (Framework Plan), Volume I, and the Zoning Regulations (Humboldt County Code Title III, Division 1). Land use designations within the boundaries of the Fieldbrook-Glendale Community Plan Area are governed by the Northern Humboldt County General Plan, 1968. There are no plans for land use or zoning changes or future development that are associated with the proposed FGCSA annexation.

9) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

The proposed annexation would require a concurrent sphere of influence amendment. The FGCSA does not propose a sphere of influence beyond the proposed new district boundaries. As a result, the district boundaries and sphere would be coterminous.

10) The comments of any affected local agency or other public agency.

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see [Attachment B](#)). LAFCo received comments from the HBMWD (see [Attachment C](#)).

11) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The FGCSA would include the subject territory into its Water and Sewer Service Area (Zone 1) to which it provides water and wastewater services only. The District would rely on water and wastewater service fees to fund District services.

12) Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.

The HBMWD currently provides domestic water services to APN 504-131-004 from their transmission mainline located adjacent to the parcel. Upon annexation, the water service connection would be relocated and connected to the FGCSA. According to the District, parcels would be served by lateral connections from the main-line services that run along Glendale Drive. No improvements or upgrading of FGCSA infrastructure will be

needed. These connections will be available immediately following the annexation process.

13) *The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.*

The proposal would not impact any local agencies in accommodating their regional housing needs.

14) *Any information or comments from the landowner or owners, voters, or residents of the affected territory.*

The FGCSO has received 100% landowner consent for the proposed annexation.

15) *Any information relating to existing land use designations.*

APNs 504-123-011 and -012 are planned RM-Residential Medium in the Fieldbrook-Glendale Community Plan. APNs 504-131-004 is planned IR-Industrial (construction/storage yard area), CF-Conservation Floodway (Mad River and floodplain areas), AE-Agriculture Exclusive (south of Mad River), with a small portion designated PF-Public Facility and RE-Residential Estates near Glendale Drive. APN 504-131-005 is the railroad parcel and is mostly designated IR. The Glendale Drive right-of-way is designated PF. These land uses are subject to applicable land use requirements in the Fieldbrook-Glendale, Blue Lake and Arcata Community Plans.

16) *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the local of public facilities and the provision of public services.*

The proposal would not result in inconsistencies with environmental justice safeguards. The proposed annexation is intended to clearly define service responsibilities for the benefit of neighboring service providers, land use officials, and the public.

17) *In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.*

The FGCSO has been providing water and sewer services to the two parcels in the proposed annexation area for many years. One parcel, pending subdivision will receive water and sewer connections, however future demands for services are expected to be similar to the current service demands. There is little development potential within the annexation area. The proposed annexation would establish district boundaries that clearly define service responsibilities for the benefit of neighboring fire service providers, land use authorities, the public, and other service providers.



1125 16th Street, Suite 202, Arcata, CA 95521
(707) 445-7508 / (707) 825-9181 fax
www.humboldtlafo.org

NOTICE OF FILING

DATE: February 20, 2018

TO: Arcata Fire Protection District
Blue Lake Fire Protection District
Caltrans District 1
Humboldt Bay Municipal Water District
Humboldt County Administrative Office
Humboldt County Assessor's Office
Humboldt County Auditor's Office
Humboldt County Environmental Health
Humboldt County Elections Office
Humboldt County Planning and Building Department
Humboldt County Public Works Department

FROM: Colette Metz, LAFCo Administrator

SUBJECT: APPLICATION RECEIVED – FIELDBROOK GLENDALE COMMUNITY SERVICES DISTRICT ANNEXATION

APPLICATION INFORMATION

Project: Proposed Annexation of four (4) parcels and portions of Highway 299 and Glendale Drive rights-of-way to the Fieldbrook Glendale Community Services District

Location: Glendale Area – see Exhibit A

APNs: 504-123-011, -012, 504-131-004, & -005

Notice: The above referenced proposal has been submitted to LAFCo and this notice of filing is being issued in accordance with Government Code Section 56658(b)(1). If you wish to receive a copy of the application and supporting documents, please contact LAFCo at 445-7508. We request agency comments by **March 12, 2018**.

LAFCo has received a proposal submitted by resolution of application from the Fieldbrook Glendale Community Services District (FGCSD) for annexation of four (4) parcels and portions of Highway 299 and Glendale Drive rights-of-way in the Glendale area. The proposed annexation has 100% property owner consent. A concurrent sphere of influence amendment (expansion) would also be required for the proposed action.

The FGCSD currently provides water service throughout most of the District, wastewater collection services within the Glendale area only (wastewater is conveyed to the City of Arcata where it is furthered conveyed by the City to the Arcata Wastewater Treatment Plant for treatment and disposal), and fire protection services in the Fieldbrook area north of the Blue Lake FPD boundary which overlaps the District boundary.

Reasons for Proposal

According to the application, the reasons for the proposed sphere amendment and annexation are as follows:

1. The property owner of 504-131-004 has expressed an interest in being annexed into the FGCS D for purposes of receiving water and wastewater services to the subject parcel.
2. The Humboldt Bay Municipal Water District currently provides retail water service to the subject parcel; however, a planned replacement of the main water line which crosses the Mad River will require the existing water connection to be relocated. The relocation can be easily done as part of the construction project to site the meter and lateral connection within FGCS D's boundary.
3. Sewer service is currently provided by an on-site septic system; however, the property owner wishes to abandon the on-site septic system and connect to the community sewer system.
4. FGCS D has provided water and sewer service to parcels 504-123-011 and -012 in excess of twenty-five years as part of the adjacent Glendale Mobile Estates. No additional services are being requested.
5. Fire protection services to the subject parcels are currently provided by the Arcata Fire Protection District. No change to fire services is proposed.
6. The proposed annexation would establish district boundaries that align with property boundaries and clearly define service responsibilities for the benefit of neighboring service providers, land use officials, and the public.

Description of Annexation Area

Parcel One (504-131-004) is a 53.93 acre parcel with a pending minor subdivision. The minor subdivision will result in a parcel of 5.17 acres and a remainder of 48.76 acres. The smaller parcel has an approved commercial cannabis cultivation permit. This parcel is served community water by the Humboldt Bay Municipal Water District and has an on-site septic system. The owner has requested the FGCS D provide them with one water and one wastewater connection. A portion of the 5.17 acre parcel is within the current boundary of FGCS D.

The remainder parcel of 48.76 acres is currently developed as a construction company staging area and is utilized for gravel extraction. The owner has requested FGCS D provide them with one water and one wastewater service connection.

There would be a total of two water connections and two sewer connections. Both water and sewer connections will be served by lateral connections from the main-line services that run parallel to the parcel along Glendale Drive. No improvements or upgrading of

FGCSD infrastructure will be needed. These connections will be available immediately following the annexation process.

Parcels Two (504-123-011) and Three (504-123-012) are located slightly northeast of parcel one. Parcel two is part of Glendale Mobile Estates. The water and sewer connections are located on an adjacent parcel that resides fully within FGCSD boundaries. The parcel is bisected by the existing district boundary line. No additional services are being requested. Parcel three is adjacent to parcel two. This parcel is currently vacant; however, the parcel was at one-time a tavern and was served water and wastewater by the district. No additional services are being requested.

Parcel Four (504-131-005) is approximately one acre and consists of existing railroad right-of-way that bisects parcel one.

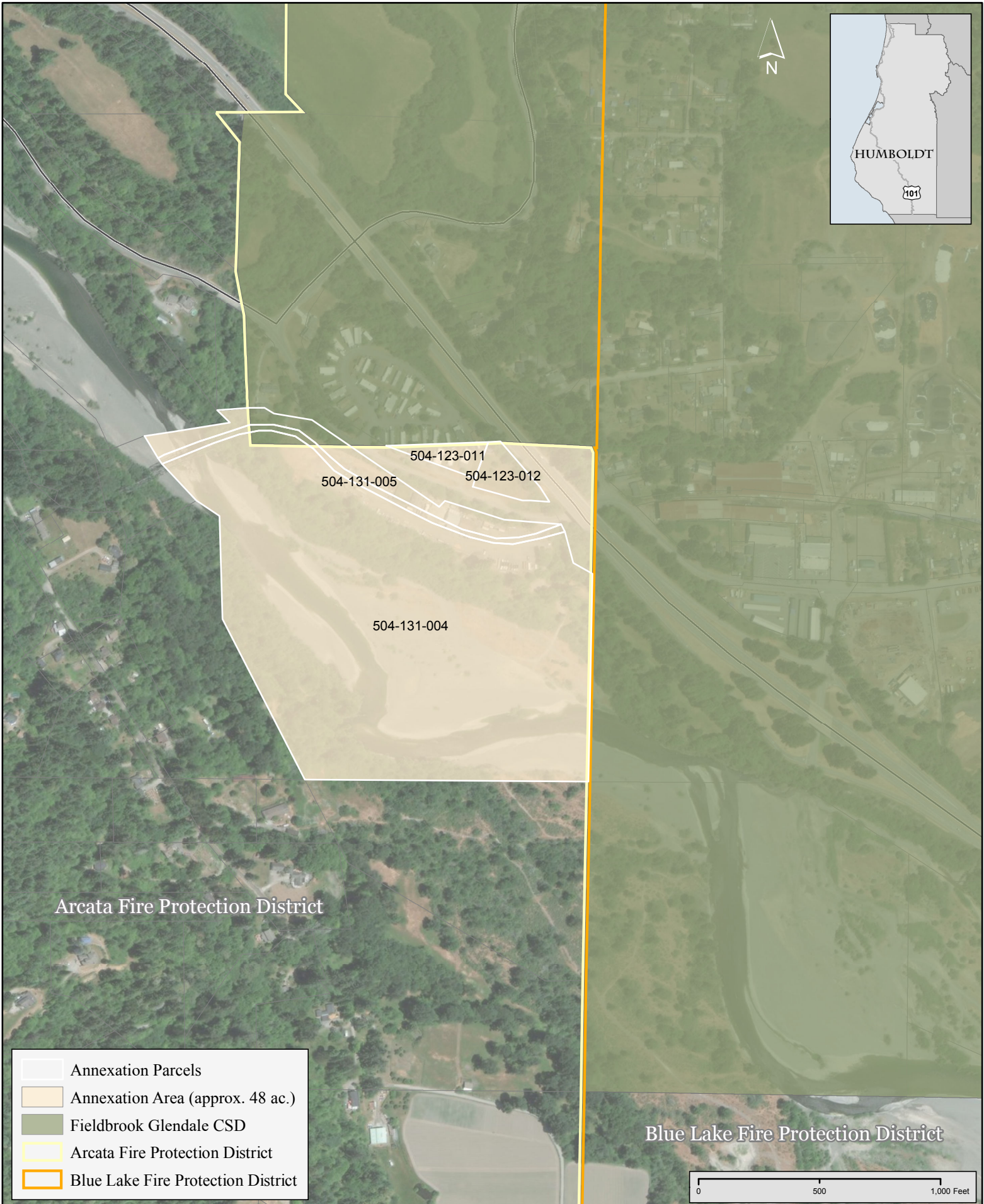
Funding Sources






The FGCSD would include the subject territory into its Water and Sewer Service Area (Zone 1) to which it provides water and wastewater services only. Therefore, the District would rely on water and wastewater service fees to fund District services. The District's existing fire services special tax would not be extended to the annexation area. In addition, the proposed annexation would not be subject to a tax exchange agreement between the County and FGCSD.

The application described above is pending LAFCo review. Please review and respond with any comments, conditions, or recommendations by March 12, 2018. If you have any questions or wish to request a copy of the application, please contact LAFCo at administrator@humboldtlaftco.org or (707) 445-7508.

Exhibit A: Annexation Area Figure

Cc:
Richard Hanger, General Manager, FGCSD



-  Annexation Parcels
-  Annexation Area (approx. 48 ac.)
-  Fieldbrook Glendale CSD
-  Arcata Fire Protection District
-  Blue Lake Fire Protection District



HUMBOLDT BAY MUNICIPAL WATER DISTRICT

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OFFICE 707-443-5018 ESSEX 707-822-2918

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February 23, 2018

Colette Metz, LAFCo Administrator
Humboldt Local Agency Formation Commission
1125 16th Street, Suite 202
Arcata, CA 95521

RE: Fieldbrook Glendale Community Services District (FGCSD) Annexation

Dear Ms. Metz,

I am writing in response to the Notice of Filing referral dated February 20, 2018 that we received for the above referenced annexation. As stated in the referral, Humboldt Bay Municipal Water District (HBMWD) currently services one of the proposed annexation parcels with domestic water from our transmission mainline located adjacent to the parcel. The location for this connection is outside our customary service area, but was done so because of the current boundaries of the FGCSD and the proximity of our transmission waterline.

Our District would prefer that the Sundberg parcels be serviced by the FGCSD for a number of reasons. The FGCSD distribution grid runs down Glendale Drive adjacent to the parcels proposed to be annexed. Those property owners desire to have wastewater services which FGCSD provides. Our HBMWD does not provide wastewater services. FGCSD requires water service from them in conjunction with providing wastewater service. Consequently, it is logical for these parcels to be served by the FGCSD.

Therefore, based on the reasons listed above and for efficiency of service, the HBMWD supports the proposed annexation.

Respectfully,

John Friedenbach
General Manager

Cc: Rick Hanger, FGCSD



RESOLUTION NO. 18-05

APPROVING A SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION OF FOUR (4) PARCELS AND PORTIONS OF HIGHWAY 299 AND GLENDALE DRIVE RIGHTS-OF-WAY TO THE FIELDBROOK GLENDALE COMMUNITY SERVICES DISTRICT

WHEREAS, the Humboldt Local Agency Formation Commission, hereinafter referred to as the "Commission," is responsible for regulating boundary changes affecting cities and special districts pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the Fieldbrook Glendale Community Services District, hereinafter referred to as "FGCSD" or "District," filed an application with the Commission by resolution of application; and

WHEREAS, the proposal seeks Commission approval for a sphere of influence amendment and corresponding annexation of approximately 48 acres (4 parcels) of unincorporated territory outside the boundaries in the Glendale area; and

WHEREAS, the subject territory is uninhabited as defined in Government Code Section 56046; and

WHEREAS, all landowners have provided their written consent to the proposal; and

WHEREAS, the Executive Officer's report and recommendations on the proposal were presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on March 21, 2018; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures; and

NOW, THEREFORE, BE IT RESOLVED by the Humboldt Local Agency Formation Commission as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission, as Responsible Agency, hereby determines that the proposal is categorically exempt from further review pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities and 15303(d) (Class 3), New Construction or Conversion of Small Structures, which exempts the construction and location of water mains and other utility extensions of reasonable length to serve such construction.

3. The Commission approves the proposal, contingent upon the satisfaction of following terms and conditions as determined by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under G.C. Section 56895.
 - b) Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization (Exhibit "A").
 - c) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.
4. The proposal is assigned the following distinctive short-term designation:

FGCSD Southern Boundary Annexation 18-05
5. The Sphere of Influence boundary is hereby amended to be coterminous with the district boundary.
6. Pursuant to Government Code Section 56425(e), the Commission makes the written statement of determinations, as described in Exhibit "B".
7. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
8. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges and fees that were lawfully enacted by the District for the provision of water and wastewater services. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District.

PASSED AND ADOPTED at a meeting of the Humboldt Local Agency Formation Commission on the 21st day of March, 2018, by the following roll call vote:

AYES: Commissioners:
 NOES: Commissioners:
 ABSENT: Commissioners:
 ABSTAIN: Commissioners:

Attest:

Estelle Fennell, Chair
 Humboldt LAFCo

George Williamson, Executive Officer
 Humboldt LAFCo

EXHIBIT A

**MAP AND BOUNDARY DESCRIPTION
FIELDBROOK-GLENDALE COMMUNITY SERVICES DISTRICT SOUTHERN BOUNDARY
ANNEXATION**

(to be prepared by District)

EXHIBIT B

STATEMENT OF DETERMINATIONS FIELDBROOK-GLENDALE COMMUNITY SERVICES DISTRICT SPHERE OF INFLUENCE AMENDMENT

The following statement of determinations is prepared pursuant to Government Code Section 56425 and fulfills LAFCo requirements to review and amend the sphere of influence, in conjunction with annexation, of the Fieldbrook-Glendale Community Services District (FGCSD). The sphere is amended to be coterminous with the district boundary as approved by the Commission on March 21, 2018.

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

The sphere amendment and annexation does not involve proposed service expansions to accommodate new development. Land uses within the annexation area are very similar to land uses within the existing district, and include developed and undeveloped rural residential, industrial land, and resource land. There are no plans for land use or zoning changes or future development that are associated with the proposed annexation. The FGCSD does not propose a sphere of influence beyond the proposed new district boundaries. As a result, the district boundaries and sphere of influence would be coterminous.

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

The need for expanded community services within the affected territory includes the provision of water and wastewater services by the FGCSD. The annexation area falls within the jurisdiction of the Arcata Fire Protection District, and no change in fire service providers is proposed. The Humboldt Bay Municipal Water District (HBMWD) currently provides water service to APN 504-131-004; however, a planned replacement of the main water line which crosses the Mad River will require the existing water connection to be relocated. The relocation can be done as part of the construction project to site the meter and lateral connection within FGCSD's boundary.

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

The FGCSD currently provides water service throughout most of the District, wastewater collection services within the Glendale area only (wastewater is conveyed to the City of Arcata where it is furthered conveyed by the City to the Arcata Wastewater Treatment Plant for treatment and disposal), and fire protection services in the Fieldbrook area north of the Blue Lake FPD boundary which overlaps the District boundary. The FGCSD purchases water from the HBMWD and is currently using about 56 percent of its contracted water allotment during peak demand (MSR, 2015). Within the affected territory, water and sewer connections would be served by lateral connections from the FGCSD main-line that runs parallel to the parcel along Glendale Drive. According to FGCSD, no improvements or upgrading of FGCSD infrastructure would be needed. These connections will be available immediately following the annexation process.

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

Fieldbrook and Glendale are communities within the boundaries of the FGCSD. The proposed sphere amendment and annexation are logically part of these communities. The proposed annexation would strengthen connections between these communities.

5. 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.

Based on a review of the 2014 Humboldt County Housing Element, which analyzes Unincorporated Legacy Communities (ULC) as required by SB 244 (2011), there are two disadvantaged communities within the existing Fieldbrook Glendale CSD boundaries: the Fieldbrook ULC (mapped using the 2010 Fieldbrook Census Designated Place boundary) and the Glendale ULC (mapped using proposed General Plan Update land use designation boundaries). A portion of the proposed annexation area lies within the Glendale ULCs.