



AGENDA ITEM 7B

MEETING: July 16, 2014

TO: Humboldt LAFCo Commissioners

FROM: George Williamson, Executive Officer

SUBJECT: **Annexation of Garberville Water Company Serviced Properties to the Garberville Sanitary District**

The Commission will consider a proposal submitted by the Garberville Sanitary District to annex areas currently served by the water system purchased from the Garberville Water Company (GWC) in 2004. The annexation area consists of 84 Assessor's parcels located within the District's sphere of influence. The Commission, as responsible agency, will consider the Mitigated Negative Declaration adopted by the District for the annexation.

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 boundary changes, 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.

A. BACKGROUND

The Garberville Sanitary District (GSD) initiated this proposed annexation by resolution of application (Resolution 14-004). The annexation includes 433 acres of land consisting of 84 Assessor's parcels (368 acres) and adjacent Highway 101 right-of-way (65 acres) to reflect existing water and wastewater services provided by the District. The principal reasons for the proposed annexation are as follows:

1. In November 2004, GSD purchased the assets of the Garberville Water Company (GWC), a privately held water company, and the Public Utilities Commission approved service area of the GWC was significantly larger than the GSD jurisdictional boundary.
2. The proposed annexation involves multiple properties and was initiated by GSD in an effort to remedy the discrepancy between areas served and the jurisdictional boundary.
3. The subject properties are currently located within GSD's Sphere of Influence, as adopted by Humboldt LAFCo in March 2013.

4. The subject properties are currently located within GSD's Place of Use for surface water diversion, as adopted by the State Water Resources Control Board (SWRCB) in October 2013. For this action, the SWRCB filed a Notice of Determination with the State Clearinghouse based upon the GSD IS/MND.

Exhibit A includes figures of the existing and proposed boundaries. Exhibit B includes a table detailing each of the 84 APNs included in the proposed annexation.

PROPOSED BOUNDARY CHANGE OVERVIEW	
Existing Jurisdictional Boundary	581 acres
Proposed Annexation Area	433 acres ¹
Proposed total area	1,014 acres
Percentage Increase	63%

¹Includes 65 acres consisting of Highway 101 right-of-way

Generally, the parcels proposed for annexation are currently either GSD water or sewer customers or are undevelopable but interior to the proposed jurisdictional boundary. Parcels that do not currently have service would be connected to the system upon request or in conjunction with a development project processed through Humboldt County after analysis of available capacity is completed.

Area #	Name of Area Proposed for Annexation	Total # of APNs to Annex	# of APNs to receive Water Only	# of APNs to receive Water and Sewer	Undevelopable	# of APNs with Existing Water Customers	# of APNs with Existing Sewer Customers	# of APNs with No Service	# of Developed or Developable APNs for New Water	# of Developed or Developable APNs for New Sewer
1	Bear Canyon Rd and Redwood Dr	17	11	6	4	9	2	6	2	2
2	Connick Creek Subdivision	9	9	0	0	6	0	3	3	0
3	Hillcrest Dr/Downtown Area	9	0	9	1	7	0	2	1	8
4	Kimtu Meadows Subdivision	24	24	0	4	20	0	4	0	0
5	Leino Rd/Sprowel Creek Rd	17	17	0	3	10	0	7	4	0
6	Bear Creek Rd, Bushnell Ln, and Alderpoint Rd	8	0	8	4	4	1	4	0	3

The Connick Creek Subdivision was originally one APN 213-096-005. In a will serve letter dated October 16, 1991, the Garberville Water Company committed to providing domestic water to this parcel for nine 5-acre lots from a meter located east of the Eel River on Thomas Lane. The subdivision owners were responsible for constructing the pipe and maintenance of the waterlines from their subdivision to Thomas Lane. The subdivision owners then approached the Garberville Sanitary District Board to ascertain whether they would be allowed to utilize the District's private waterline that crossed the South Fork of the Eel River on an aerial span from the Thomas Lane location to the wastewater treatment plant parcel. In October 1997, the District executed an agreement with the Connick Creek Subdivision owners that required them to upgrade the waterline on the District's aerial span and to purchase water from the District at a master meter set adjacent to Bear Canyon Road on the wastewater treatment plant parcel. This agreement was recorded on February 2, 1998 as Instrument Number 1998-2664-11. APN 213-096-005 was subdivided and resulted in eight parcels. Those APNs are 222-156-014 - 021.

In 2010, the Connick Creek Subdivision Association approached the District about installing individual meters to each of the APNs. This agreement also identified two additional connections that had been installed by the developer on the private waterline. These two connections were added to the list of APNs that were to receive a meter.

The District approved the agreement with the property owners that reiterated that the waterline from the master meter to the subdivision is a privately owned and maintained waterline. The agreement further stipulates that the quantity of water billed by the District to each property owner is based upon the total volume through the master meter. The District reads the individual meters and ratios out the usage to each active property owner based upon the total volume at the master meter. If there is a discrepancy between the sum of volumes through the individual meters and the master meter volume, then the difference is evenly split between the active customers. This agreement was recorded on October 8, 2010 as Instrument # 2010-22217-9.

As part of Instrument Number 2010-22217-9 recorded on October 8, 2010, the Connick Creek Subdivision Association's private water line has the potential to provide 11 water connections (8 within the Connick Creek subdivision, 1 adjacent to the Connick Creek subdivision [APN 222-156-012], and 2 along the private water line [APN 223-156-025]) of which 10 have meters set. Only 10 of these 11 connections (9 APNs) are proposed for annexation. APN 222-156-012 does not have any services and the District does not foresee servicing this parcel in the near future.

Of the 8 APNs within the Connick Creek Subdivision, 3 APNs are active water service customers. Two other APNs have an account with the District for the connection to a

water meter only. The remaining 3 APNs are not current District customers; of these 3, one is developed with a single family residence, but is using its own water source and the other two are undeveloped.

For APN 223-156-025, only the small area immediately surrounding the two existing single family residences is proposed for annexation. These two houses are currently serviced and have meters set. The APN is very large, and GSD does not foresee servicing the remainder of this parcel in the near future. The District's IS/MND notes that in lieu of annexing these two areas, the two single family residences on APN 223-156-025 could be approved by LAFCo as an out of area service as they would meet the criteria for emergency service under the "POLICIES AND PROCEDURES FOR CITIES AND DISTRICTS TO PROVIDE SERVICES OUTSIDE AGENCY BOUNDARIES" adopted November 14, 2012 by LAFCo.

Area 2 Recommendation: Considering Area 2 is serviced by a private water line, staff recommends the Commission approve Area 2 with the 10 specific metered locations as an out-of-agency service rather than annexing these properties to the District.

3) Area 3: Hillcrest Drive/Downtown Area (Exhibit A, Figure 6)

This area contains 9 APNs and all 9 are proposed for annexation for both water and sewer services. Seven APNs have water service, one is the District's water tank site, and the other is vacant but substandard for the zoning (therefore, undevelopable). The one undeveloped parcel proposed for water and sewer service has water infrastructure available and could become a new customer. Eight APNs could become sewer customers.

Area 3 Recommendation: Staff recommends the Commission approve the annexation of Area 3, as proposed.

4) Area 4: Kimtu Meadows Subdivision (Exhibit A, Figure 7)

This area consists of the Kimtu Meadows Subdivision located two miles southwest of Garberville. All of the parcels (24 total) are proposed for the water-only service area and 20 of the parcels have existing water service. The remaining 4 parcels contain the decommissioned water supply infrastructure for the Kimtu Mutual Water Company, and are very small and undevelopable.

LAFCo approved an out-of-agency water service extension to the Kimtu Meadows Mutual Water Company customers in July 2010. This extension involved the construction of 2.5 miles of an 8-inch water main in Sprowel Creek Road and Camp Kimtu Road from downtown Garberville to the Kimtu Meadows Subdivision.

Area 4 Recommendation: Staff recommends the Commission approve the annexation of Area 4, as proposed.

5) Area 5: Leino Road/Sprowel Creek Road (Exhibit A, Figure 8)

This area contains 17 parcels located along Leino Road and Sprowel Creek Road. All of the parcels are proposed for the water-only service area. Of the 17 APNs, 10 parcels are existing water customers and 7 parcels do not have service. Of these 7 parcels, 3

parcels are undevelopable and 4 parcels are vacant with development potential (each could support a single family residence). In addition, APN 222-091-011 has the potential for 3 additional single family residences.

The APNs on Leino Road are currently served off an existing 2-inch water main that starts at the end of Riverview Drive and comes down the slope, under Sprowel Creek Road, through a pressure reducing valve, and down Leino Road. This line is old and operations staff has to make repairs on a regular basis. APNs 032-171-015, 032-171-017 and 032-171-025 are served off a small waterline that comes from the end of Riverview Drive. APN 032-211-020 is served from a private waterline that comes from the main water tank on the east side of Hwy 101.

Area 5 Recommendation: Staff recommends the Commission approve the annexation of Area 5, as proposed. Discussion about transferring the connections in Area 5 to the Kimtu waterline are discussed below.

6) Background on Kimtu Waterline Extension and Stub-out Approvals by LAFCo (Exhibit A, Figure 13)

There are 13 APNs within the Leino Road/Sprowel Creek Road Area (Area 5) that are currently served from old waterlines (see Figure 13). GSD proposes to install new laterals and meters to connect these APNs to the existing LAFCo-approved Kimtu waterline stub-outs. The District must obtain LAFCo approval of this transfer due to the conditions that were placed on the approval of the Kimtu Waterline Project in Resolution 10-06 (discussed below).

Background on Kimtu Waterline

At the time that LAFCo was considering the Kimtu waterline extension request, LAFCo had not yet completed the GSD Municipal Service Review and Sphere of Influence Update, nor had environmental review been completed for the annexation project. At that time the most recent adopted system-wide planning documents for the District were from 1986.

The LAFCo minutes for the May 2010 and July 2010 public hearings for the Kimtu request indicate that the Commission was concerned with the installation of the waterline in an area for which there was no current planning documents that addressed the growth potential of an unrestricted waterline. With a lack of current planning documents, the Commission decided that their approval needed to contain conditions to assure that extending the waterline would not induce growth. The conditions that were included in Resolution 10-06 are:

- 1. Prior to funding or construction of the proposed project, the Garberville Sanitary District shall provide documentation to Humboldt LAFCo that District policies have been adopted sufficient to ensure that no future connections to the proposed water line outside of the District Boundary will be approved by the District for any purpose, other than to correct an existing threat to public health and safety (as described in Government Code Section 56133(c)). Such policies shall not be amended, except with LAFCo approval to ensure that future proposals for Sphere of Influence*

amendments and/or annexations would be considered under the assumption that the water line is not available for purposes other than its specified intent of correcting a public health threat to the existing residents of the Kimtu Meadows Subdivision, or until such time that the Garberville Sanitary District completes their Municipal Service Review update and Sphere of Influence expansion and the Community Humboldt County Plan and General Plan for the area is adopted.

2. Any future connections to the Garberville Sanitary District water line extended to serve Kimtu Meadows Subdivision shall be submitted to Humboldt LAFCo for review and approval prior to the connection being made; and

3. Garberville Sanitary District will notify Humboldt LAFCo when service to the Kimtu Meadows Subdivision has been established and provide a description of the constructed water system.

4. Garberville Sanitary District will adopt an ordinance dedicating the Kimtu Meadows Subdivision line to serve only existing Kimtu connections and prohibiting future connections to the line.

Following the Kimtu waterline approval, the District adopted Resolution 10-007 and a subsequent amendment to Resolution 10-007 (based upon LAFCo staff review comments) asserting that no additional requests for service along the proposed facilities shall be approved by the District without LAFCo's approval prior to the completion of the planned comprehensive review of water service throughout the community. The District notified LAFCo staff when the Kimtu line construction was completed and the ownership of the waterline had transferred to the District. The District also provided a copy of the Water Permit Amendment issued by CDPH. Since then, a municipal service review (MSR) and updated SOI was adopted by LAFCo, which included adding the Kimtu Meadows Subdivision into the SOI. Furthermore, a comprehensive CEQA analysis was completed for the annexation project.

Background on Kimtu Stub-outs

In May 2012, the District requested that the Commission allow the installation of two stub-outs on the Kimtu waterline prior to Humboldt County's paving project on Sprowel Creek Road. On May 16, 2012, the Commission approved the District's request and soon thereafter the stub-outs were constructed.

Following the stub-out approval, the District's IS/MND for the Annexation Project evaluated the properties and existing water services that are adjacent to the Kimtu Waterline on Sprowel Creek Road for which service was being requested. The document further describes the District's desire to transfer the services for these parcels from the old waterlines to the new Kimtu line. The Final IS/MND adopted by the District Board on Sept 24, 2013 in Resolution 13-008 and the Notice of Determination filed with the State Clearinghouse and Humboldt County Clerk discusses the growth inducing impacts of the project. These documents fulfil the intent of the requirements of the "until such time that" in condition 1.

Approval of connection within the Leino Road/Sprowel Creek Road annexation area will require an amendment by LAFCo to the conditions in Resolution 10-06. The amendment to the District's water permit from CDPH also contains conditions for minimum fire flow at the Kimtu Meadows Subdivision hydrant that must be satisfied, prior to the District receiving approval by the California Department of Public Health for any connection to the Kimtu waterline. The permit conditions read:

"Garberville Sanitary District shall not allow new service connections to the 8-inch transmission main, constructed as part of Kimtu Meadows Mutual Water Company's Proposition 50 project, that will reduce the design fire-flow at the Kimtu Meadows subdivision hydrants to below 750 gallons per minute at adequate pressure."

The required fire flow condition of at least 750 gpm at the Kimtu hydrant has been achieved as of November 2013. The District contracted with LACO Associates for flow testing and determined the fire flow capacity of 775 gpm in the Kimtu Meadows Subdivision. Therefore, it is anticipated that the District can add a limited number of residential 5/8-inch connections to the Kimtu waterline and not adversely impact the available fire flows at the Kimtu Meadows Subdivision. As noted above, any connection to the Kimtu waterline would be evaluated and approved by the California Department of Public Health to determine whether the connections can be made without adversely affecting the fire flow at Kimtu.

Connection to Kimtu Waterline Recommendation: Staff recommends the Commission adopt Resolution No. 14-06, thereby amending the conditions included in Resolution No. 10-06 for the Kimtu Waterline. This resolution states that conditions 1, 3, and 4 of Resolution No. 10-06 have been adequately satisfied and condition 2 is recommended to be modified as follows:

Any future connections to the Garberville Sanitary District waterline extended to serve the Kimtu Meadows Subdivision shall be submitted to Humboldt LAFCo for review and approval, in conjunction with an application for a change of organization or reorganization or an application for a new or extended service by contract or agreement pursuant to California Government Code Section 56133, prior to the connection being made.

This resolution provides that the Garberville Sanitary District shall have the authority to serve parcels located within their jurisdictional boundary, including the 13 APNs within the Leino Road/Sprowel Creek Road Area (Area 5) to enhance continuation of service and to transfer the service from the old infrastructure to the newer Kimtu waterline via the stub-outs. After LAFCo approves connection of these parcels, the Garberville Sanitary District shall inform CDPH of their intention to make the connections to the stub-outs.

7) Area 6: Bear Creek Road, Bushnell Lane, and Alderpoint Road (Exhibit A, Figure 9)

This area consists of 8 APNs scattered within or adjacent to the Meadows Subdivision within the north part of the existing District. All 8 parcels are proposed for both water and sewer services. Four APNs are undevelopable and one is the Cal Fire station. Two were specified as "exceptions" in the LAFCo approved annexation in 1978. Three were not included in the 2002 annexation because they did not have sewer service being extended to them. These three APNs on Bushnell Drive have water service, but not sewer service, and are not currently within the District boundary.

Area 6 Recommendation: Staff recommends the Commission approve the annexation of Area 6, as proposed.

C. 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 LAFCos 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. Sections 56668 and 56668.3 require the Commission to consider 16 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 Appendix A.

- o The affected territory is located near the unincorporated community of Garberville and is within the District's SOI. The Garberville Sanitary District consists of mostly low and medium density residential and commercial uses in the downtown area, with limited land available for urban-type development.
- o The proposed annexation could result in an increased population of 34 residents (based on development of 14 single family residences on a combination of vacant or underdeveloped parcels). While some development could occur as a result of making water or sewer service available to a larger area; however, such growth would not be substantial due to existing and planned low density residential and commercial uses within the annexation area. In addition, several obstacles still remain that affect development with the Garberville. These include the existing General Plan and zoning, prime agricultural soils, topographical challenges, and slow rate of development within Garberville and Humboldt County.

- o Generally, the parcels proposed for annexation are currently either Garberville Sanitary District water or sewer customers or are undevelopable but interior to the proposed jurisdictional boundary. Parcels that do not currently have service would be connected to the system upon request or in conjunction with a development project processed through Humboldt County after analysis of available capacity for the intended development had been completed.
- o Land uses within the proposed annexation area are a mix of low density residential, industrial, public facility, and resource-related uses. The following table compares the land uses found in the proposed annexation area to those found in the existing district boundary. As shown, there is more low density residential, public facilities, and industrial designated land found in the annexation area than included in the existing district boundary. In addition, the agricultural land found in the annexation area has a lower parcel size (AL-20; 20-acre minimum) than much of the land already served with water in the existing district boundary (AL-40; 40-acre minimum). Single-family residential development is an allowable use within these agricultural designations.

Land Use Designations within the Existing District Boundary and the Proposed Annexation Areas				
Land Use Designations	Existing District Boundary		Proposed Annexation Areas	
	Acres	% of Total	Acres	% of Total
Residential Low Density (RL)	32	5.5	52	11.9
Residential Medium Density (RM)	9	1.5	0	0.0
Agricultural Rural (AR)	189	32.5	125	28.9
Agricultural Lands-20 (AL-20)	0	0.0	82	19.0
Agricultural Lands-40 (AL-40)	214	36.8	0	0.0
Agricultural Suburban (AS)	7	1.2	8	1.9
Public Facilities (PF)	8	1.4	43	9.9
Green Gulch	65	11.2	2	0.5
Commercial Services (CS)	8	1.4	0	0.0
Commercial General (CG)	31	5.3	1	0.3
Industrial General (IG)	0	0.0	45	10.4
Industrial, Resource Related (IR)	0	0.0	9	2.1
Other (highway/roads)	18	3.1	65	15.0
Total	581	100%	433	100%

- o The Garberville Sanitary District has been actively planning and constructing water and wastewater facility improvements to address system deficiencies and to provide sufficient capacity to meet current and future service demands. The District is in the final construction stages of a water treatment plant upgrade to increase water treatment capacity and meet current state requirements for redundancy. In addition, the District's wastewater system was upgraded in 2011 and is operating well within its waste discharge requirements.

Other Considerations

- o Environmental Review

In accordance with the California Environmental Quality Act (CEQA), the Garberville Sanitary District served as Lead Agency and adopted a Mitigated Negative Declaration (State Clearinghouse # 2012032025) for the project on September 24, 2013. On behalf of the Commission in its role as Responsible Agency under CEQA, staff independently reviewed and commented on multiple drafts of the Initial Study Draft Mitigated Negative Declaration and concurs that with mitigation there will be no significant environmental impact from the project. This Mitigated Negative Declaration also serves as the environmental document for the SWRCB place of use action and this annexation.

- o Waiver of Conducting Authority Proceedings

Pursuant to California Government Code section 56663, the Commission gave sufficient notice that, unless written opposition to the proposal is received from landowners or registered voters within the affected territory before the conclusion of the Commission hearing/proceedings on the proposal, the Commission intends to waive protest proceedings.

To date, no affected landowner or registered voter within the affected territory has submitted written opposition to the proposal. Upon conclusion of the public hearing, the Commission may waive protest proceedings if no written opposition is received.

Should protest proceedings be required, a separate hearing would be required to determine whether the annexation would be confirmed, terminated, or subject to an election based on the number of valid written protests received, as follows:

1. Terminate the annexation proceedings if written protests are received from the majority of voters; or
2. Order the annexation subject to an election if written protests have been received from at least 25% of registered voters, or 25% of the landowners who own a minimum of 25% of the assessed value in the area, or
3. Order the annexation without an election if fewer than 25% of registered voters or fewer than 25% of landowners owning less than 25% of the assessed value have submitted written protests.

The Commission has the option to conduct the protest hearing itself (typically at the next regularly scheduled meeting) or to delegate authority to the Executive Officer to conduct the protest hearing. The latter increases scheduling flexibility, avoids extending Commission meetings for non-discretionary procedures, and expedites the boundary change process. It also allows for a local hearing, conducted at a public location in Garberville. The Executive Officer would report at the Commission's next meeting the outcome of the protest hearing.

D. RECOMMENDATION

Staff recommends the Commission approve the proposal to annex the affected territory to GSD along with a discretionary amendment to approve the Connick Creek Subdivision (Area 2) as an out-of-agency service rather than annexing these properties served by a private waterline to the District. This modification, notably, provides a more orderly boundary for the District as well as maintains the existing service agreements between the District and the Subdivision.

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 The existing service agreement(s) between GSD and the property owners served by the Connick Creek Association's private waterline shall be amended or modified to include the connections on APN 223-061-025.
- o Completion of the 30-day reconsideration period provided under G.C. Section 56895.
- o Completion of conducting authority proceedings by Executive Officer (unless waived pursuant to G.C. Section 56663).
- o Submittal of a final map and geographic description of the affected territory as amended by the Commission 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 C, approving the proposal with the recommended conditions along with any desired changes as requested by members.
- 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 agenized 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 for the following categories:
 - 1) Area 1: Bear Canyon Rd/ Redwood Drive
 - 2) Area 2: Connick Creek Subdivision
 - 3) Area 3: Hillcrest Drive
 - 4) Area 4: Kimtu Meadows Subdivision
 - 5) Area 5: Leino Road/ Sprowel Creek Rd
 - 6) Background on Kimtu Waterline Approvals by LAFCo and Stub-outs
 - 7) Area 6: Bear Creek Rd/ Bushnell Ln/ Alderpoint Rd

- C. Discuss item and – if appropriate – close the hearing and consider action on recommendation:

"I move to adopt Resolution No. 14-05, approving the Annexation of Garberville Water Company Service Properties to the Garberville Sanitary District, as described in the staff report, subject to the recommended conditions and modifications"; and

"I move to adopt Resolution No. 14-06, amending the conditions included in Resolution No. 10-06 for the Kimtu Waterline"

Appendix

Appendix A: Required Factors for Review

Attachments

Attachment A: Draft Resolution of Approval (No. 14-05)

Attachment B: Draft Resolution Modifying Kimtu Water Line Restrictions (No. 14-06)

Exhibits

Exhibit A: Annexation Figures

Exhibit B: Annexation Table

APPENDIX A

ANALYSIS OF REQUIRED FACTORS GOVERNMENT CODE SECTION 56668

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 town of Garberville is located along the South Fork of the Eel River approximately two miles south of Redway and one mile north of Benbow. The Garberville Sanitary District (GSD) consists of mostly low to moderate density residential and commercial uses in the downtown area, with limited land available for higher density development. The District covers approximately 581 acres (0.9 square miles) and serves approximately 847 residents and 353 sewer connections within its existing boundaries. It is estimated that the 2030 District population and housing would increase to 939 residents and 390 units, an additional 89 residents and 37 units (based on a 0.5% projected County growth rate).

The proposed annexation contains 84 parcels totaling 433 acres (0.68 square miles). The total assessed value of properties (land and improvements) is \$11,849,463. The current population of the annexation area is approximately 73 residents. The proposed annexation could result in an increased population of 34 residents (based on the potential development of 14 single family residences on a combination of vacant or underdeveloped parcels), at an average Humboldt County 2010 Census household size of 2.4 persons. There could also be development as a result of Humboldt County "Housing Opportunity Zones" and permitted second dwelling units. There are 14 APNs within "Housing Opportunity Zones," and 9 APNs that are allowed second dwelling units (these are all within the "Housing Opportunity Zones)," and one APN with Agriculture Exclusive zoning that allows 4 single detached dwelling units.

	Existing District Boundaries	Proposed Annexation Area
Size (acres)	581 acres	433 acres
Current Population	847 residents	73 residents
Projected Population (2030)	939 residents	34 residents

The purpose of this proposed annexation is not to facilitate additional development but rather to update the District boundaries with areas of existing service. As described above, some development could occur as a result of making water or sewer service available to a larger area, but such growth would not be substantial due to existing and planned low density residential and commercial uses within the annexation area.

The indirect impact of providing water service to these in-fill areas could be additional residential and commercial/industrial development. However, development in the Garberville area is limited by the existing General Plan and zoning, prime agricultural soils, topography, and a relatively slow development rate within Garberville and Humboldt County. Growth and development in this area has traditionally been slower than in other Humboldt County planning areas. As indicated in the Humboldt County General Plan Update Existing Conditions – Building Communities (Humboldt, 2002), there was a 4.5% reduction in population from 1990 to 2000 in the Garberville area. Furthermore, the County of Humboldt has documented a reduction in the number of dwelling units permitted in 2011 compared to the 10-year average from the 2001 through 2011 (Humboldt County, 2012).

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.*

A present and ongoing need for a range of municipal services within the affected territory exists given its existing and planned residential, public facility, and industrial uses under the Humboldt County General Plan. The majority of these municipal services have already been established for the affected territory by the existence of the privately-owned Garberville Water Company (purchased by GSD in 2004) and by way of service extensions to the Connick Creek and Kimtu Meadows Subdivisions.

The GSD serves an important role by providing water and wastewater services to the town of Garberville and surrounding area. The District has been actively planning and constructing water and wastewater facility improvements to address system deficiencies and to provide sufficient capacity to meet current and future service demands. The District is upgrading the water treatment plant to increase water treatment capacity and meet current state requirements for redundancy. In addition, the District's wastewater system was upgraded in 2011 and is operating well within its waste discharge requirements.

Pursuant to Government Code Section 56653, the District prepared a Plan for Services to evaluate the service needs of the proposed annexation areas. The potential need for expanded community services within the affected territory includes water, sewer and fire protection. An analysis of the availability and adequacy of these core municipal services relative to projected needs of the proposal follows.

- o Water

A water consumption evaluation was completed as part of the Final Initial Study/Mitigated Negative Declaration (SCH #2012032025) which found that there is adequate infrastructure and water rights to serve the developed or developable parcels being annexed that don't currently have service.

The District's total available water right under the Right to Divert Water Permit and License is 80 million gallons per year. This is based on the largest year on record as shown on the 1999 Annual Progress Report submitted by the Garberville Water Company to the State Water Resources Control Board, which showed 80 million gallons of water processed.

The new surface water treatment plant will have adequate capacity to continue to serve all of the properties being annexed for water service and the anticipated buildout within the proposed jurisdictional boundary. The total consumption is estimated at 70.9 million at full build-out, as shown below:

Summary of Water Consumption	
Description of Consumption	Amount (gallons)
Existing Average Use	65,131,644
Kimtu Meadows Subdivision Customers	2,600,000
APNs not currently consuming GSD water in existing jurisdictional boundary and License POU	1,908,500
APNs not currently consuming GSD water in existing jurisdictional boundary and Permit POU	705,000
APNs not currently consuming GSD water outside existing jurisdictional boundary	566,500
Total	70,911,644

- o Sewer

There are three areas that consist of 13 developed or developable parcels proposed for annexation into the water and sewer service area. Six of these APNs have existing sewer infrastructure available, as shown on Figure 14.

There are seven parcels that do not have existing sewer collection infrastructure. The District holds some of the easements for the future collection sewer lines and the rest would be acquired from the property owner that was applying for sewer service. The sewer line extensions would be completed as part of the property's development permit with the County and would generally consist of 6-inch lines with manholes and connection to the existing collection system. These improvements would be only for the benefit of those properties and the expenses associated with the extended collection system would be borne by the properties that connected to those new pipes.

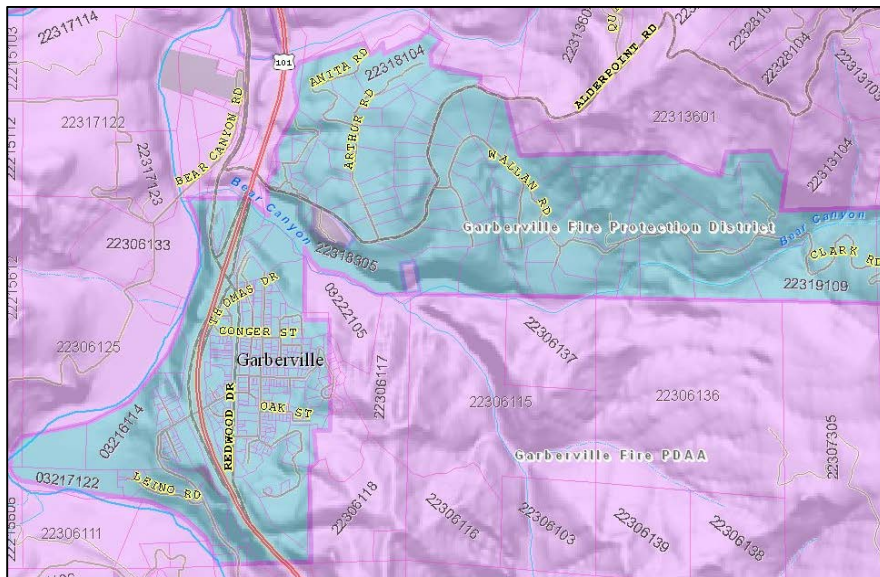
As discussed above, service to APNs (APNs 223-171-024 & -025) would include installation of a private lift station at the existing building that would discharge into the existing wet well on that same property. The cost for the installation of the private lift station would be borne by the property owner at the time that the request to connect to the District's sewer system was approved.

The wastewater treatment plant has adequate capacity to service these properties at full buildout under the existing County zoning and land use designations.

- o Fire Protection

The Garberville Fire Protection District (FPD) provides fire protection and emergency medical services to the town of Garberville and surrounding rural residential and resource areas. The Garberville FPD's boundary is 1.1 square miles in area whereas their non-district response area is 57.6 square miles. The existing fire district boundary is only slightly larger than the GSD jurisdictional boundary (see figure below). Areas proposed for annexation outside the FPD boundary include Bear Canyon Road, Kimtu Meadows Subdivision, and portions of the Sprowel Creek Road area.

The Garberville FPD is considering expanding their district boundaries to match their out-of-district response area. The annexation process is currently on hold as the district negotiates the exchange of property tax revenue with Humboldt County.



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 proposed annexation would recognize and strengthen existing economic and social ties between the District and the subject territory. These ties were initially established in 1986 when the Commission included the majority of the affected territory into the GSD Sphere of Influence (SOI). The SOI reflects a standing governance assumption that the affected lands, as they develop, are to be served by the GSD. These social and economic ties were further enhanced when the District purchased the Garberville Water Company in 2004 and obtained approval for the extension of water services to the Kimtu Meadows Subdivision in 2010.

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 proposal is generally consistent with the adopted policies of the Commission. The affected territory is located within the adopted GSD SOI, which identifies the probable future service area and jurisdictional boundary of the District, as determined by the Commission. During the analysis for the municipal service review and SOI update in 2013, it became apparent that there was a need to annex in the numerous parcels that are outside the District's boundary. The proposal serves to make the District boundary consistent with the areas that are currently receiving water and/or sewer service.

The affected territory does not qualify as "open-space" under LAFCo law and therefore does not conflict with G.G. Section 56377. The affected territory, notably, is not substantially unimproved and devoted to an open-space use under the Humboldt County General Plan.

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 area does not include any parcel subject to the Williamson Act. However, there are areas that are zoned agricultural exclusive and agricultural grazing within the annexation area. The project does not propose physical changes to the environment, but could result in future development. Any future development or change in land use within the project area will be subject to the Humboldt County General Plan, zoning designations, and building codes.

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 proposed boundary generally follows existing parcel and ownership lines. The proposal would eliminate several small islands in the current jurisdictional boundary (see Area 6, Figure 9). However, several non-contiguous areas, including the Kimtu Meadows and Connick Creek subdivisions, are also proposed for annexation. Pursuant to Health and Safety Code Section 6830, any territory not contiguous to the district can be annexed that will, in the opinion of the district board, be benefitted by inclusion in the district. LAFCo Staff has recommended that Connick Creek be approved as an out-of-agency service pursuant to Government Code Section 56133 because it is served by a private waterline.

7) *A regional transportation plan adopted pursuant to G.C. Section 65080, and consistency with city or county general and specific plans.*

With regard to a regional transportation plan, the Humboldt County Regional Transportation Plan (RTP) was last updated in 2008 and is a long-range transportation

planning document for Humboldt County. An update to the RTP is currently in progress. No specific projects are included in the RTP involving the affected territory.

With regard to consistency with general plans, the proposed annexation area is within and subject to the land use policies in the Garberville-Redway-Alderpoint-Benbow Community Plan (General Plan, Volume II), adopted June 30, 1987, in addition to the Humboldt County Framework General Plan, Volume I, and Zoning Regulations (Humboldt County Code Title III, Division 1). No General Plan Amendments, zone reclassifications, subdivision maps, conditional use permits, or other entitlements have been solicited, and no immediate development is anticipated.

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

The proposed annexation area is located within GSD's SOI, as adopted by LAFCo in March 2013. In the northern planning boundary, the Redway CSD's sphere overlaps with both the existing GSD sphere and the proposed boundary. The entirety of this area consists of Highway 101 right-of-way. This area is proposed for inclusion within the GSD boundary because the District provides water service on both sides of this area. As part of the GSD SOI, LAFCo noted that Redway CSD's sphere would be modified (reduced) during the next sphere update.

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

The GSD provided notice to interested and subject agencies during the CEQA review process and prior to adopting a resolution of application, pursuant to GC Section 56654(c). Comments were received regarding the possible inclusion of the Rivercrest Mutual Water System and the Southern Humboldt Community Park as part of the annexation application to LAFCo. These areas are summarized below:

Rivercrest Mutual Water System

The Rivercrest Mutual Water System is a state small water system that serves roughly seven connections and an estimated population of 17 persons in the vicinity of Rivercrest Drive and Sprowel Creek Road. This water system utilizes an existing well on the river bar of the South Fork of the Eel River that is considered under the influence of surface water and has no filtration and lacks adequate storage capacity for disinfection contact time to inactivate pathogens. As a result, a boil water advisory has been ordered by the Humboldt County Department of Health and Human Services (DHHS), Division of Environmental Health.

The Rivercrest Mutual Water Company investigated the possibility of connecting the seven Rivercrest parcels to the Garberville Sanitary District water system by extending a waterline from the Kimtu waterline across the Sprowel Creek Bridge to the Rivercrest subdivision. A pre-planning grant was submitted by the Rural Community Assistance Corporation (RCAC) on behalf of the Rivercrest Mutual Water Company to research the feasibility of extending a waterline and to cover some of the costs associated with the LAFCo annexation process and the work associated with the expansion of the water rights place of use.

The California Department of Public Health (CDPH) evaluated RCAC's pre-planning grant application for funding eligibility, with Rivercrest ranking 8th out of 20 eligible projects statewide. However, the grant application was ultimately withdrawn due to a lack of support by property owners for funding eventual construction costs. Preliminary construction estimates for extending a waterline were in the range of \$640,000 with financing for 80% and 20% paid by Rivercrest property owners over time in their water bills. This totaled to \$18,000 or more in costs for each of the seven property owners, plus unknown future water rates.

The Humboldt County DHHS Division of Environmental Health has reaffirmed their desire that the Rivercrest Mutual Water Company be included in the proposed Jurisdictional Boundary. The following comment was provided by Humboldt County DHHS on April 4, 2014, in response to the District's notice of intent to adopt a resolution of application:

"It appears that the residential properties on Rivercrest Drive served by the Rivercrest Mutual Water Company system with a Boil Water Advisory will not be annexed with this project. We were hopeful with the support of the small system users that the properties would be annexed and provided with a safe drinking water supply by the sanitary district."

At this time, bringing the existing water system in to compliance may be more practicable than annexation. The boil water advisory will be in effect until adequate water storage is installed that will provide a minimum 30 minute contact time for the disinfectant. Since the water source is considered surface water, a filtration system is strongly recommended to be installed prior to chlorination.

Southern Humboldt Community Park

During the CEQA process, the GSD received comments from the Southern Humboldt Community Park emphatically describing their desire to be included in the proposal, but the District Board determined that their property not be included at this time. The District anticipates that at some point in the future (likely in conjunction with their various applications before the Humboldt County Planning Commission) that the Park will be applying separately for annexation into the District.

10) 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.

Information collected and reviewed as part of this proposal indicates GSD appears to have established sufficient financial resources and controls relative to providing public sewer and/or water services to the affected territory without adversely impacting existing ratepayers. GSD has taken proactive actions in recent years to improve cost-recovery and fund needed capital improvements throughout the District, including:

- Wastewater Treatment Plant Improvement and Inflow and Infiltration Reduction Project
- Alderpoint Road Tank Replacement Project

- Drinking Water System Improvement Project

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

The majority of the affected territory already has established water connections. Parcels that do not currently have service would be connected to the system upon request or in conjunction with a development project processed through Humboldt County after analysis of available capacity for the intended development had been completed.

12) *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. The affected territory is currently developed with single family residential uses that are constrained by infrastructure limitations and zoning. There are currently no development plans for the proposed annexation area; the proposed annexation is to update the District boundaries with areas of existing service.

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

A notice of LAFCo public hearing on the proposal was mailed to all landowners and registered voters within 300 feet of the affected territory on June 20, 2014. The notice summarized the proposal and included a map of the subject territory, as well as information regarding the public hearing. In addition, notice was provided that the protest hearing would be waived unless an objection was received from landowners or registered voters within the annexation area, pursuant to Government Code Section 56663. To date, no comments have been received from owners, voters or residents of the affected territory.

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

The District is within and subject to the land use policies in the Garberville-Redway-Alderpoint-Benbow Community Plan adopted June 30, 1987, in addition to the County Framework Plan and Zoning Regulations. The proposal does not include any change to land use designations or zoning; rather it updates the current boundary with the areas of historical water service provided by GSD or GWC. As a result, there will be APNs included into to the GSD boundary that may be further developed under the current land use designation and zoning. However, this project proposes water or sewer services in areas currently receiving water or sewer service, areas approved for development, and/or areas with existing development.

Land uses within the proposed annexation area are a mix of low density residential, industrial, public facility, and resource-related uses. The following table compares the land uses found in the proposed annexation area to those found in the existing district

boundary. As shown, there is more low density residential, public facilities, and industrial designated land found in the annexation area than included in the existing district boundary. In addition, the agricultural land found in the annexation area has a lower parcel size (AL-20; 20-acre minimum) than much of the land already served with water in the existing district boundary (AL-40; 40-acre minimum). Single-family residential development is an allowable use within these agricultural designations.

For existing land use designations and zoning within and adjacent to the existing GSD boundaries and sphere, see Figure 10 (zoning) and Figure 11 (land uses).

Land Use Designations within the Existing District Boundary and the Proposed Annexation Areas				
Land Use Designations	Existing District Boundary		Proposed Annexation Areas	
	Acres	% of Total	Acres	% of Total
Residential Low Density (RL)	32	5.5	52	11.9
Residential Medium Density (RM)	9	1.5	0	0.0
Agricultural Rural (AR)	189	32.5	125	28.9
Agricultural Lands-20 (AL-20)	0	0.0	82	19.0
Agricultural Lands-40 (AL-40)	214	36.8	0	0.0
Agricultural Suburban (AS)	7	1.2	8	1.9
Public Facilities (PF)	8	1.4	43	9.9
Green Gulch	65	11.2	2	0.5
Commercial Services (CS)	8	1.4	0	0.0
Commercial General (CG)	31	5.3	1	0.3
Industrial General (IG)	0	0.0	45	10.4
Industrial, Resource Related (IR)	0	0.0	9	2.1
Other (highway/roads)	18	3.1	65	15.0
Total	581	100%	433	100%

15) 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 will not result in inconsistencies with environmental justice safeguards. The proposal will allow existing customers within the annexation area to be located within the GSD jurisdictional boundaries. These areas have existing social and economic ties to the District, as well as the community at-large.

16) 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 proposed annexation will benefit current and future landowners and residents within the affected territory by ensuring permanent access to public sewer and/or water service. There is sufficient capacity to serve the annexation area and would not adversely impact the existing jurisdictional boundary.

RESOLUTION NO. 14-05

**APPROVING THE ANNEXATION OF
GARBERVILLE WATER COMPANY SERVICED PROPERTIES
TO THE GARBERVILLE SANITARY 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 Garberville Sanitary District filed a proposal with the Commission by resolution of application; and

WHEREAS, the affected territory is inhabited as defined in Government Code Section 56046; 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 hearing held on the proposal on July 16, 2014; and

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

WHEREAS, the Commission found the proposal consistent with the adopted Garberville Sanitary District Sphere of Influence, adopted by the Commission in March 2013; and

WHEREAS, the Commission provided sufficient notice, including notice of the Commission's intention to waive protest proceedings in accordance with California Government Code Section 56663.

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, certifies it has independently reviewed and considered the Mitigated Negative Declaration prepared by the Lead Agency (SCH# 2012032025) – the Garberville Sanitary District – concerning potential impacts associated with the proposal in accordance with the California Environmental Quality Act (CEQA). The Commission finds the Mitigated Negative Declaration (finding of no significant adverse environmental effect) is

adequate and directs the Executive Officer to file a Notice of Determination with the Humboldt County Clerk.

3. The Commission approves the proposal, with amendment, as provided in Exhibit "A". The proposal, as amended, includes the annexation of approximately 383 acres of land (consisting of 75 Assessor's parcels) to the Garberville Sanitary District. In lieu of being annexed, the properties served by the Connick Creek Association's private waterline, including 10 metered connections on 9 Assessor's parcels (APN 222-156-014, -015, -016, -017, -018, -019, -020, -021 and 223-061-025), are approved as an out-of-agency service pursuant to Government Code Section 56133.
4. 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.
5. Recordation is contingent upon the satisfaction of following terms and conditions as determined by the Executive Officer:
 - a) The existing service agreement(s) between the Garberville Sanitary District and the property owners served by the Connick Creek Association's private waterline shall be amended or modified to include the connections on APN 223-061-025.
 - b) Completion of the 30-day reconsideration period provided under G.C. Section 56895.
 - c) Completion of conducting authority proceedings by Executive Officer (unless waived pursuant to Government Code Section 56663).
 - d) Submittal of a final map and geographic description of the affected territory as amended by the Commission conforming to State Board of Equalization requirements.
 - e) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.
6. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the Garberville Sanitary District. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the Garberville Sanitary District.

PASSED AND ADOPTED at a meeting of the Humboldt Local Agency Formation Commission on the 16th day of July, 2014, by the following roll call vote:

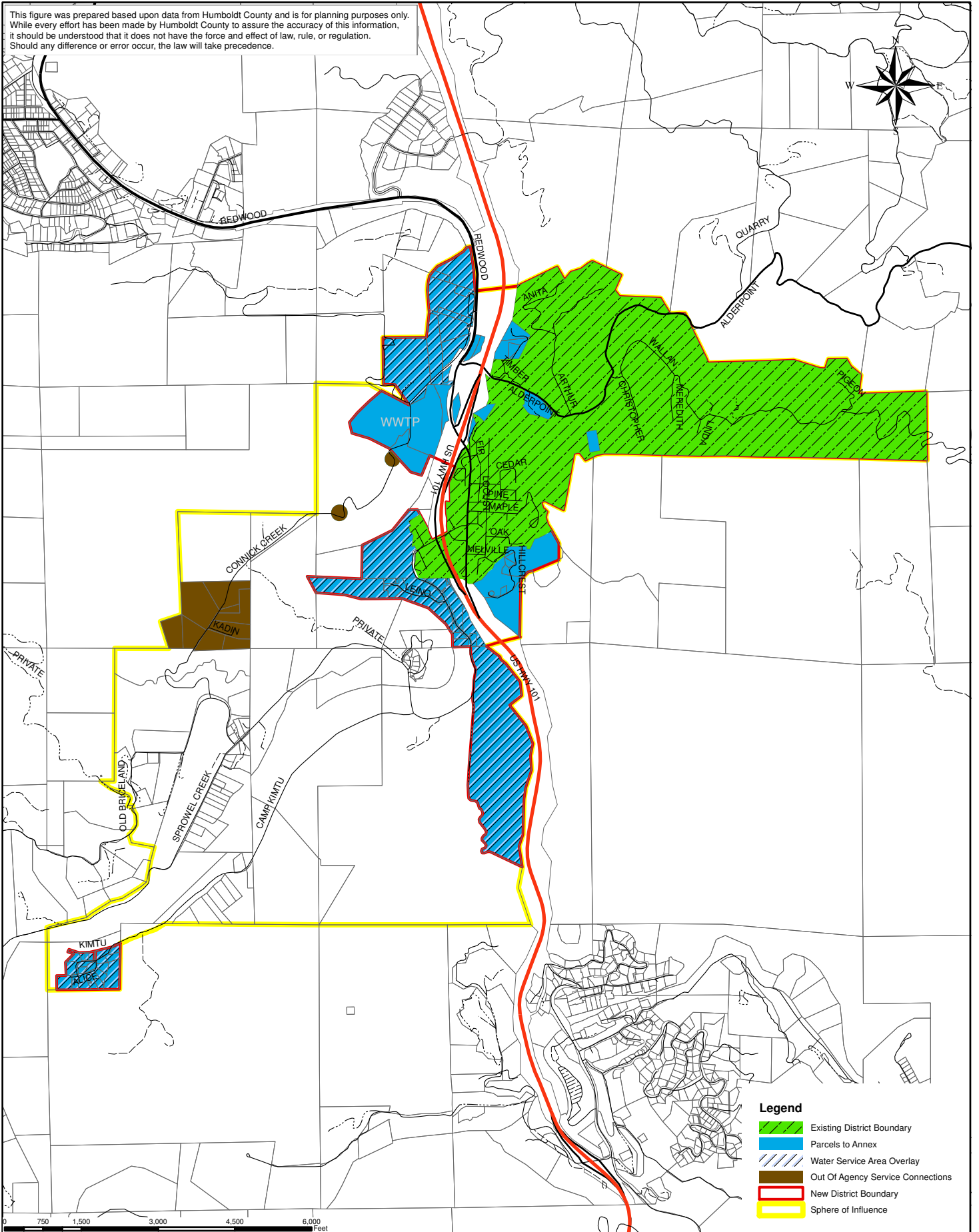
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Virginia Bass, Chair
Humboldt LAFCo

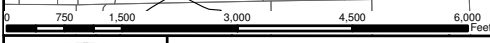
Attest:

George Williamson, Executive Officer
Humboldt LAFCo

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing District Boundary
 - Parcels to Annex
 - Water Service Area Overlay
 - Out Of Agency Service Connections
 - New District Boundary
 - Sphere of Influence



Annexation Project

LAFCo Resolution 14-05

Exhibit
A

Garberville Sanitary District (707) 923-9566

SCALE:
1:30,000

DRAWN BY:
J. SHORT

DATE:
07/09/2014

RESOLUTION NO. 14-06**AMENDING THE CONDITIONS INCLUDED IN RESOLUTION 10-06
FOR THE EXTENSION OF WATER SERVICES TO THE KIMTU MEADOWS
SUBDIVISION BY THE GARBERVILLE SANITARY DISTRICT**

WHEREAS, the Humboldt Local Agency Formation Commission, hereinafter referred to as the "Commission," is responsible for authorizing a city or district to provide new or extended services by contract or agreement outside its jurisdictional boundaries pursuant to the California Government Code Section 56133; and

WHEREAS, the Commission approved the extension of water services to the Kimtu Meadows Subdivision in response to an impending threat to public health and safety on July 21, 2010 (Resolution No. 10-06); and

WHEREAS, the Commission's approval included conditions to assure that extending the waterline would not induce growth; and

WHEREAS, the Commission approved the installation of two stub-outs on the Kimtu waterline on May 16, 2012 (Resolution No. 12-07) prior to Humboldt County's paving project on Sprowel Creek Road; and

WHEREAS, the Commission approved a Municipal Service Review and Sphere of Influence Update for the District on March 20, 2013 (Resolution No. 13-02 and 13-03, respectively), which included adding the Kimtu Meadows Subdivision into the District's Sphere of Influence; and

WHEREAS, the Garberville Sanitary District adopted a Final Initial Study and Mitigated Negative Declaration on September 24, 2013 (GSD Resolution No. 13-008), which evaluated the proposed transfer of services from dilapidated waterlines to the new Kimtu waterline for the properties along Leino Road and Sprowel Creek Road; and

WHEREAS, the Garberville Sanitary District submitted an annexation application to LAFCo on April 28, 2014, requesting that the Commission revisit the conditions adopted for the Kimtu Waterline in Resolution No. 10-06, thereby allowing the District to connect specific APNs to the Kimtu Waterline.

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

1. The Commission affirms that conditions 1, 3, and 4 of Resolution No. 10-06 have been satisfied.
2. The Commission reaffirms condition 2 and modifies it as follows:

Any future connections to the Garberville Sanitary District waterline extended to serve the Kimtu Meadows Subdivision shall be submitted to Humboldt LAFCo for review and approval, in conjunction with an application for a change of organization or reorganization or an application for a new or extended service by contract or agreement pursuant to California Government Code Section 56133, prior to the connection being made.

3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.)("CEQA"). Pursuant to the State CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.)(the "Guidelines"), the Commission has determined that the approvals given by this Resolution are not a project under CEQA and that the adoption of this Resolution is exempt therefrom because it is an organizational or administrative activity that will not result in direct or indirect physical changes to the environment (Guidelines section 15378(b)(5)).

PASSED AND ADOPTED at a meeting of the Humboldt Local Agency Formation Commission on the 16th day of July, 2014, by the following roll call vote:

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

Virginia Bass, Chair
Humboldt LAFCo

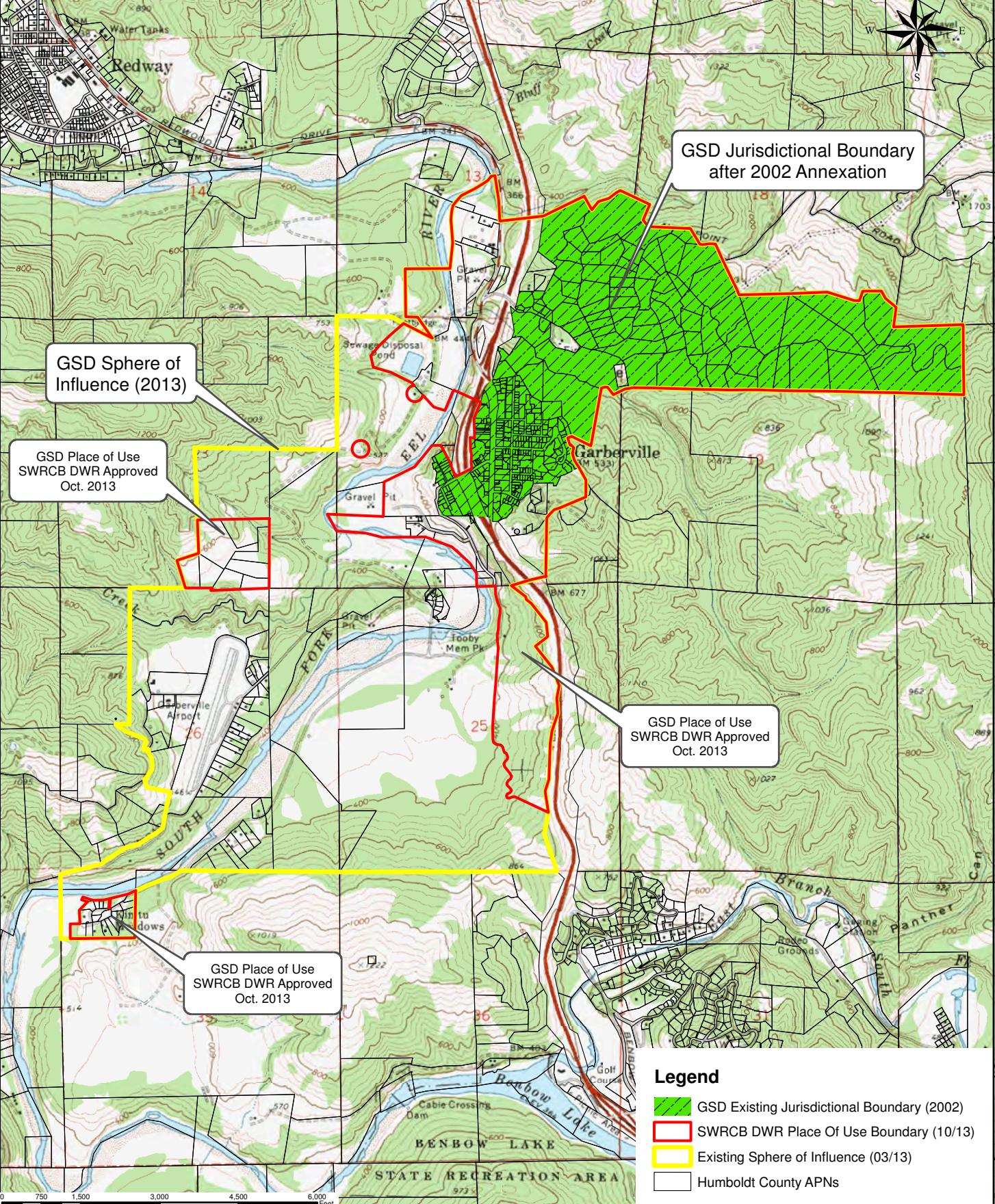
Attest:

George Williamson, Executive Officer
Humboldt LAFCo

EXHIBIT A:

ANNEXATION FIGURES

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

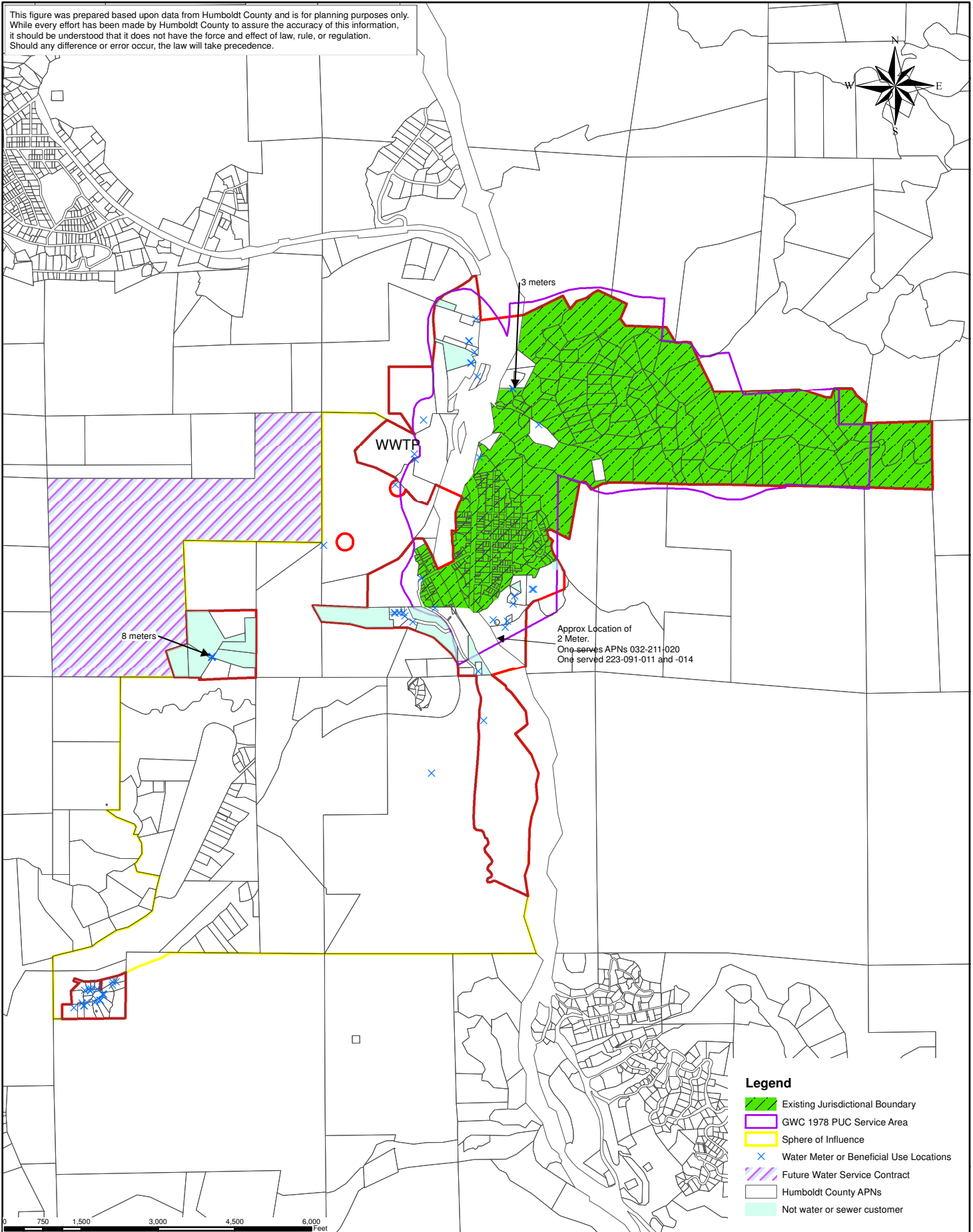


Annexation Project Application to LAFCo
 Garberville Sanitary District (707) 923-9566

Existing Boundaries
 SCALE: 1:30,000
 DRAWN BY: J. SHORT
 DATE: 04/11/2014

Figure 1

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Jurisdictional Boundary
 - GWC 1978 PUC Service Area
 - Sphere of Influence
 - Water Meter or Beneficial Use Locations
 - Future Water Service Contract
 - Humboldt County APNs
 - Not water or sewer customer

0 750 1,500 3,000 4,500 6,000 Feet

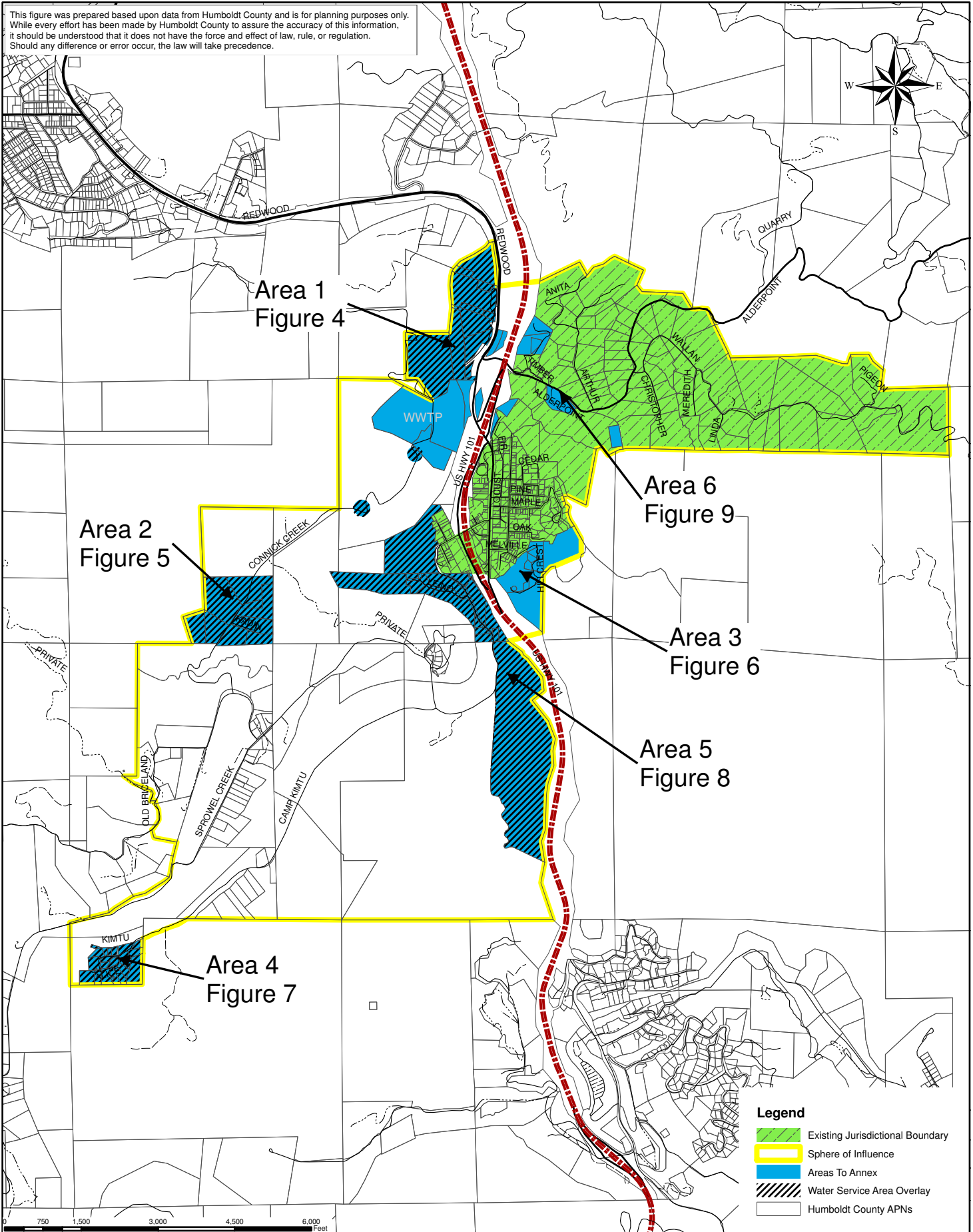


**Annexation Project
Application to LAFCo**
Garberville Sanitary District (707) 923-9566

**Areas Served by Water, Sewer or
Contracted for Future Water Service**
SCALE: 1:30,000
DRAWN BY: J. SHORT
DATE: 04/11/2014

**Figure
2**

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



- Legend**
- Existing Jurisdictional Boundary
 - Sphere of Influence
 - Areas To Annex
 - Water Service Area Overlay
 - Humboldt County APNs

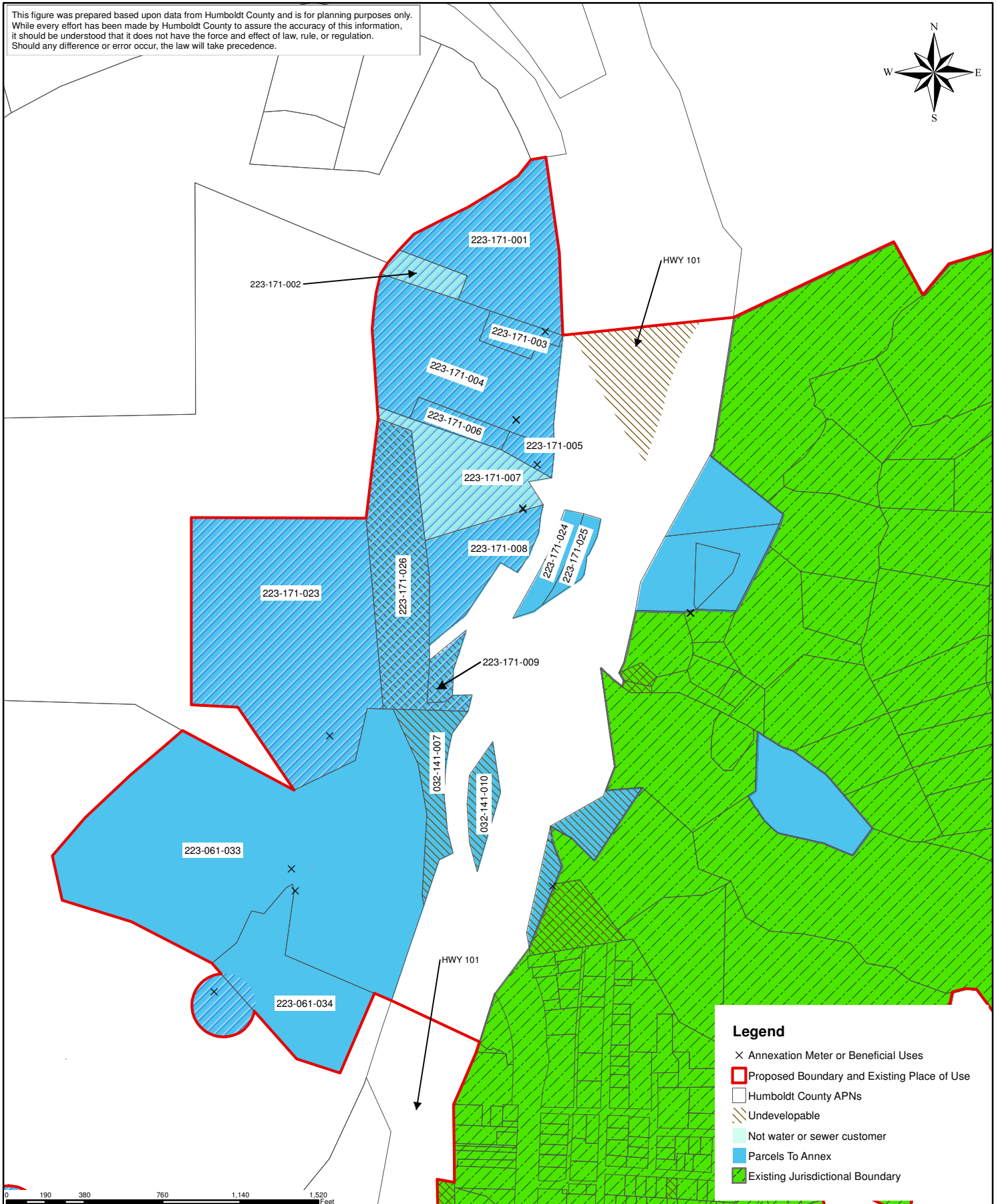


Annexation Project Application to LAFCo
 Garberville Sanitary District (707) 923-9566

Proposed Changes to Jurisdictional Boundary (Annexation Area)
 SCALE: 1:30,000
 DRAWN BY: J. SHORT
 DATE: 04/11/2014

Figure 3

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo\Figures\LAFCoApp-Fig4-Area1 Bear Canyon-Redwood.mxd

Date: 7/7/2014



**Annexation Project
Application to LAFCo**
Garberville Sanitary District (707) 923-9566

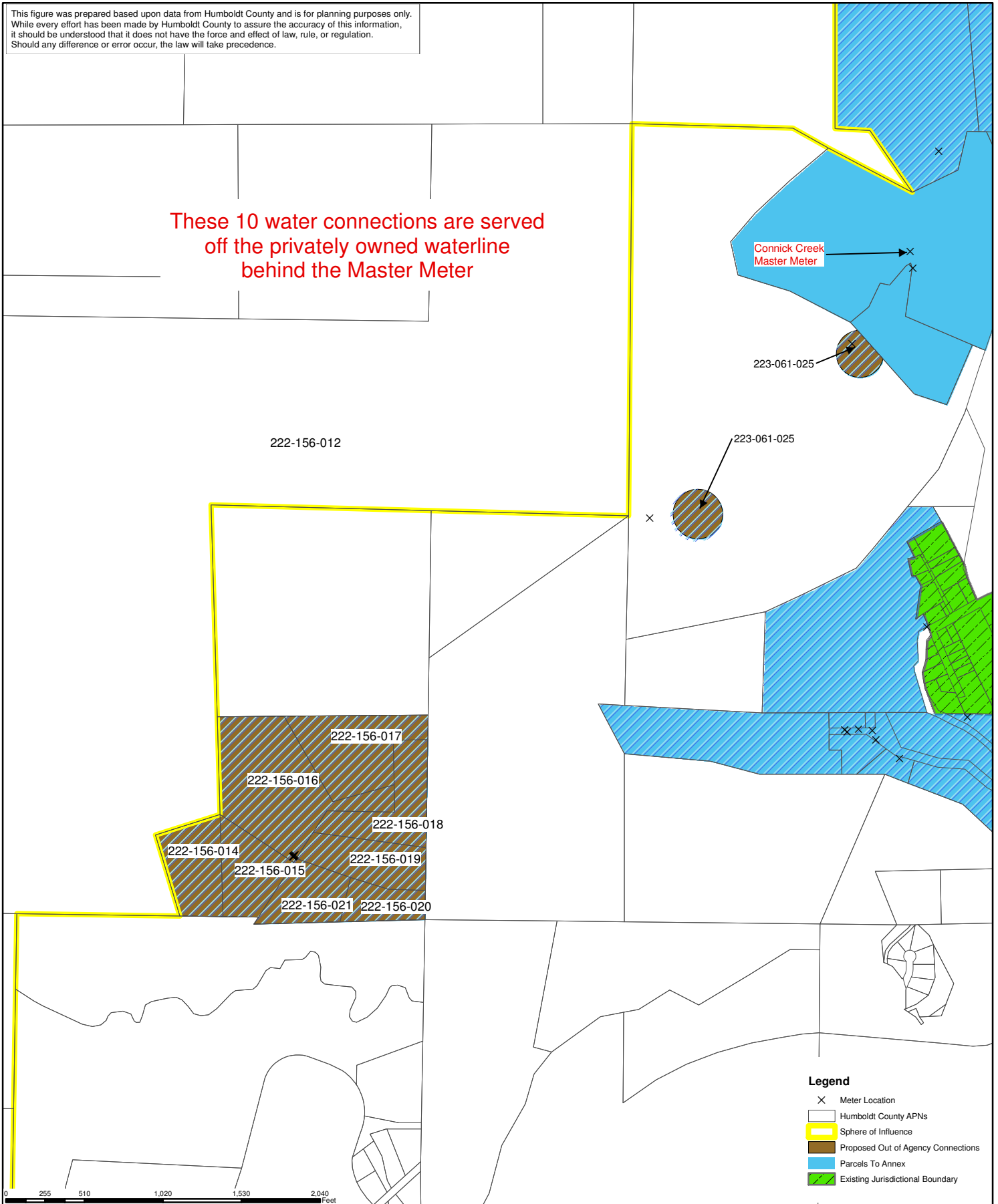
**Area 1: Bear Canyon Road
and Redwood Drive**
SCALE: 1:7,500
DRAWN BY: J. SHORT
DATE: 04/11/2014

**Figure
4**

Rev1

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

These 10 water connections are served off the privately owned waterline behind the Master Meter



Annexation Project
Application to LAFCo

Garberville Sanitary District (707) 923-9566

Area 2: Out of Area Connections for
Connick Creek - LAFCo Staff Alternative

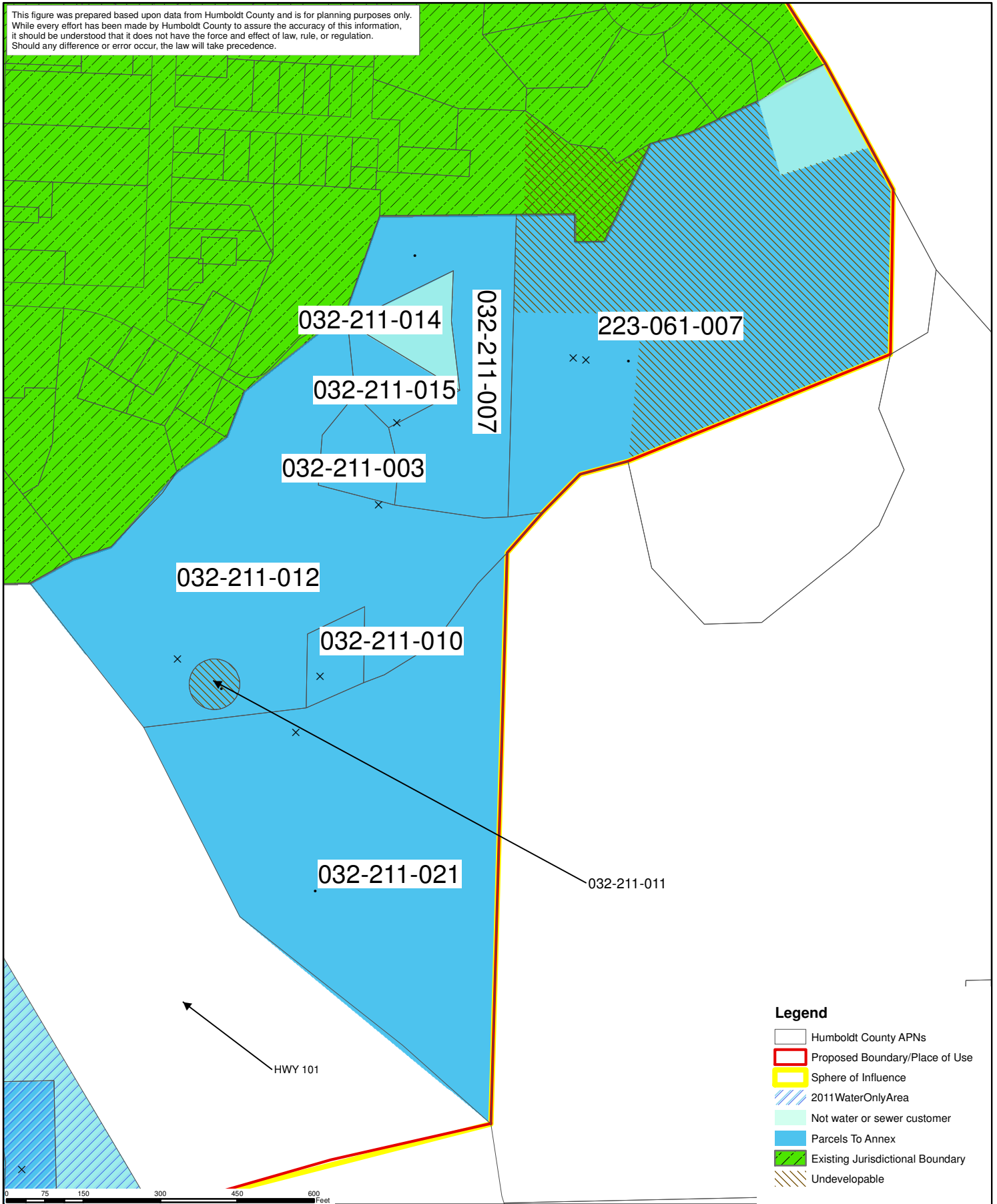
SCALE:
1:10,000

DRAWN BY:
J. SHORT

DATE:
07/07/2014

Figure
5 a

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jennie\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp-Fig6-Area3 Hillcrest Dr.mxd Date: 4/12/2014



**Annexation Project
Application to LAFCo**

Garberville Sanitary District (707) 923-9566

Area 3: Hillcrest Drive

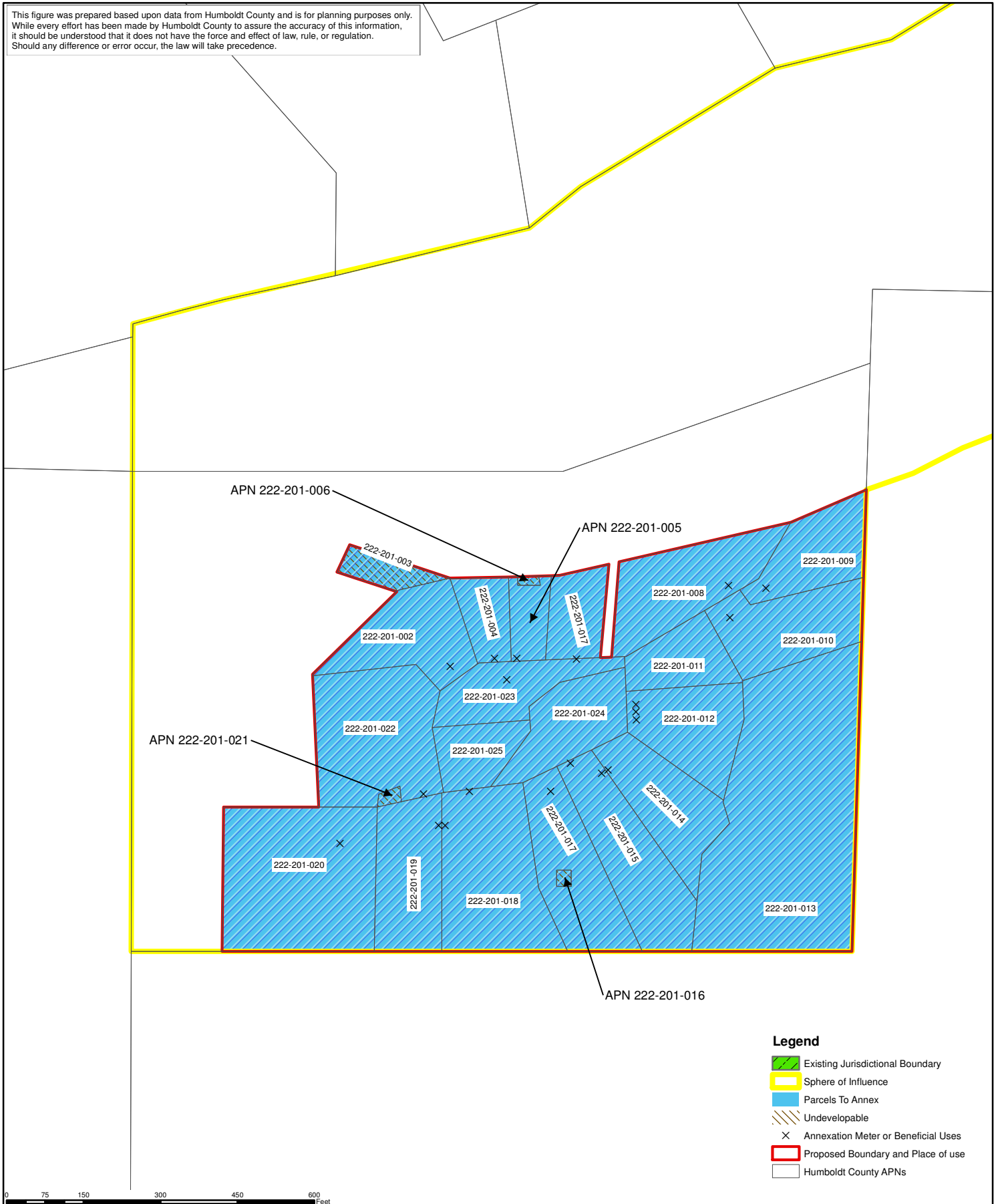
SCALE:
1:3,000

DRAWN BY:
J. SHORT

DATE:
4/11/2014

**Figure
6**

This figure was prepared based upon data from Humboldt County and is for planning purposes only. While every effort has been made by Humboldt County to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.



Path: C:\Users\Jenni\Documents\ArcGIS Data\Projects\Annexation\Figures\Application to LAFCo Figures\LAFCoApp\Fig-7-Area4 Kimtu.mxd

Date: 4/11/2014

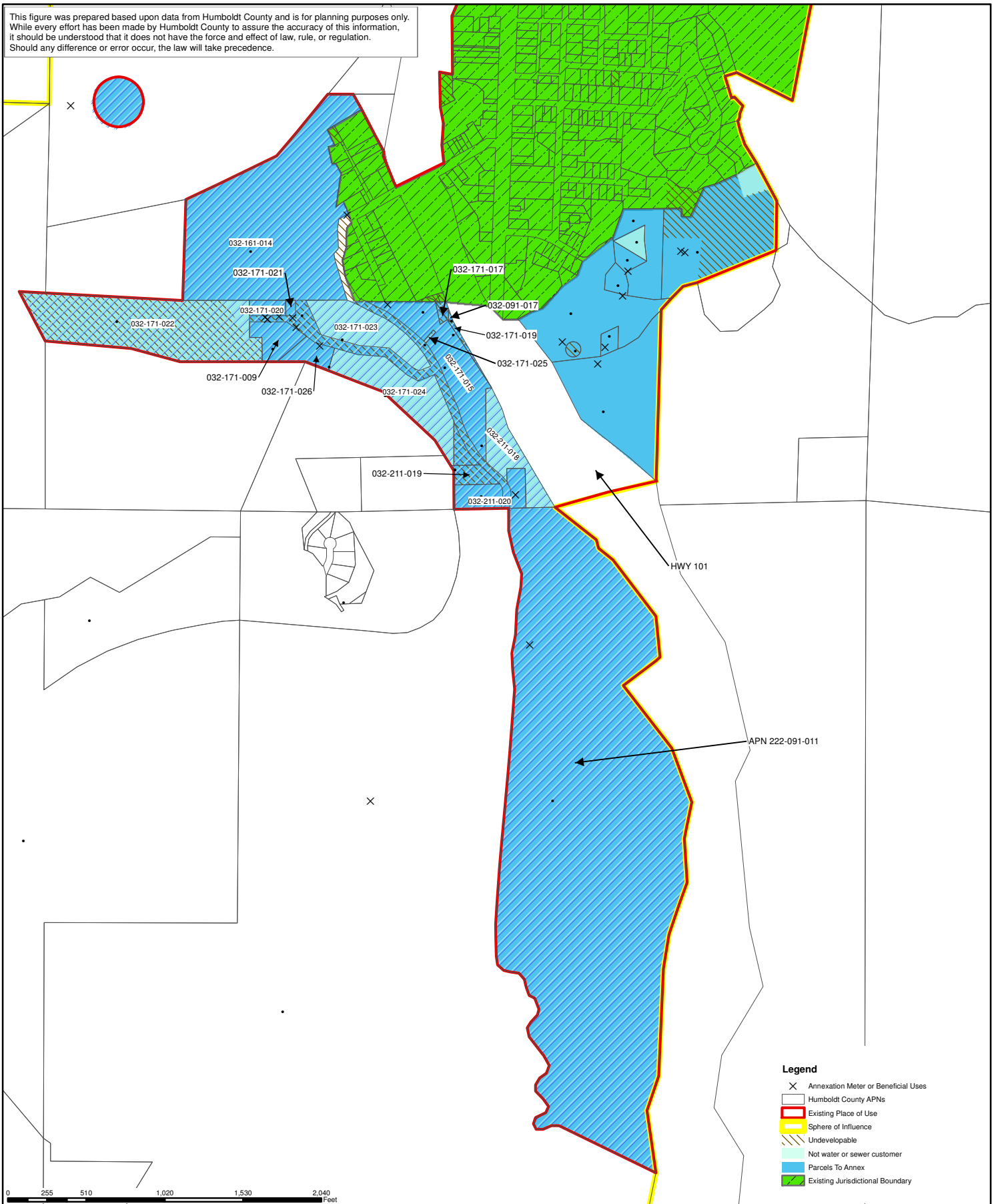


Annexation Project
Application to LAFCo
 Garberville Sanitary District (707) 923-9566

Area 4:
Kimtu Meadows Subdivision
 SCALE: 1:3,000
 DRAWN BY: J. SHORT
 DATE: 4/11/2014

Figure
7

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Date: 4/12/2014



Annexation Project Application to LAFCo

Garberville Sanitary District (707) 923-9566

Area 5: Leino Road/ Sprowel Creek Road

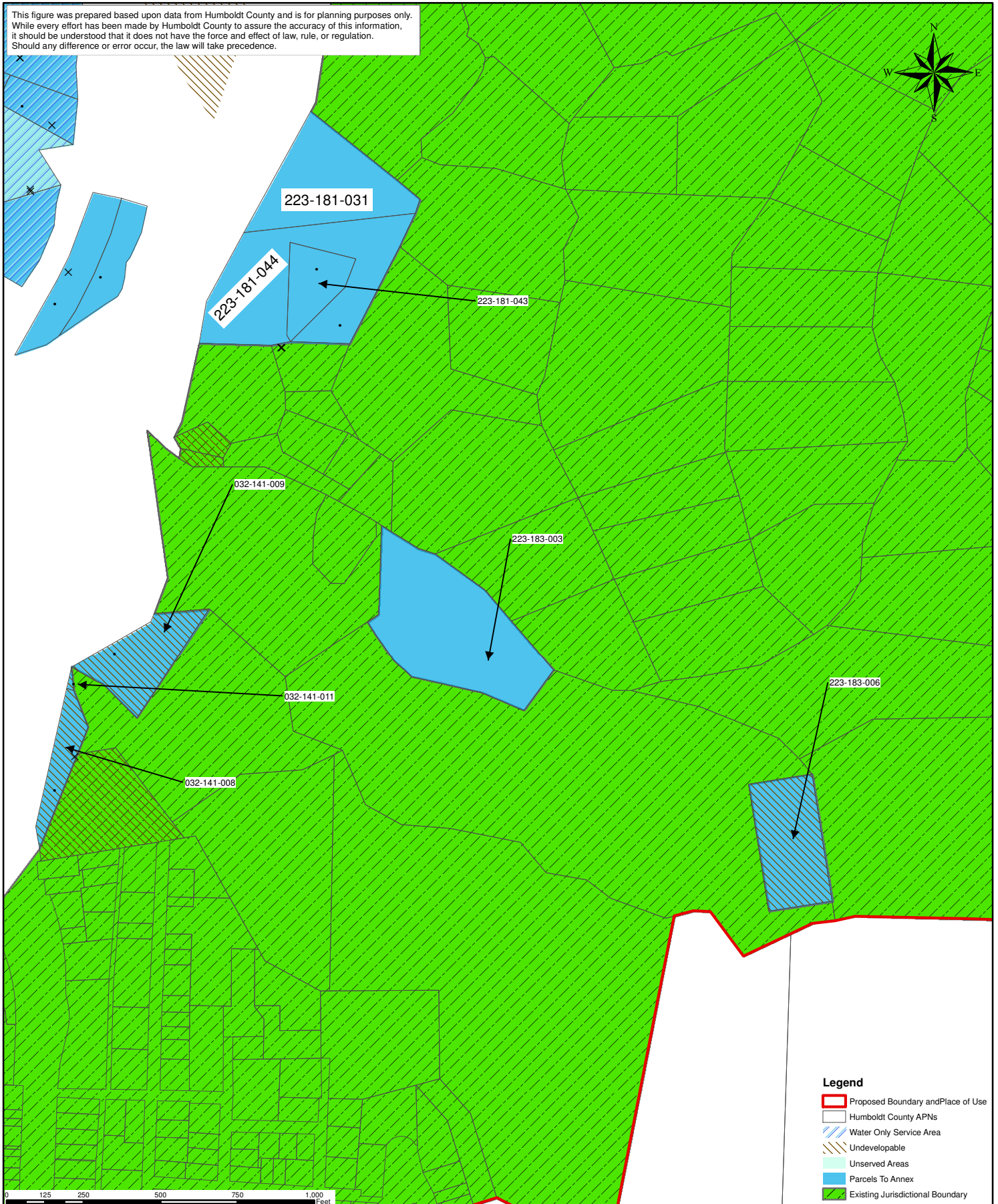
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DRAWN BY:
J. SHORT

DATE:
04/11/2014

Figure
8

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**Annexation Project
Application to LAFCo**

Garberville Sanitary District (707) 923-9566

**Area 6: Bear Creek Road/
Bushnell Lane/Alderpoint Road**

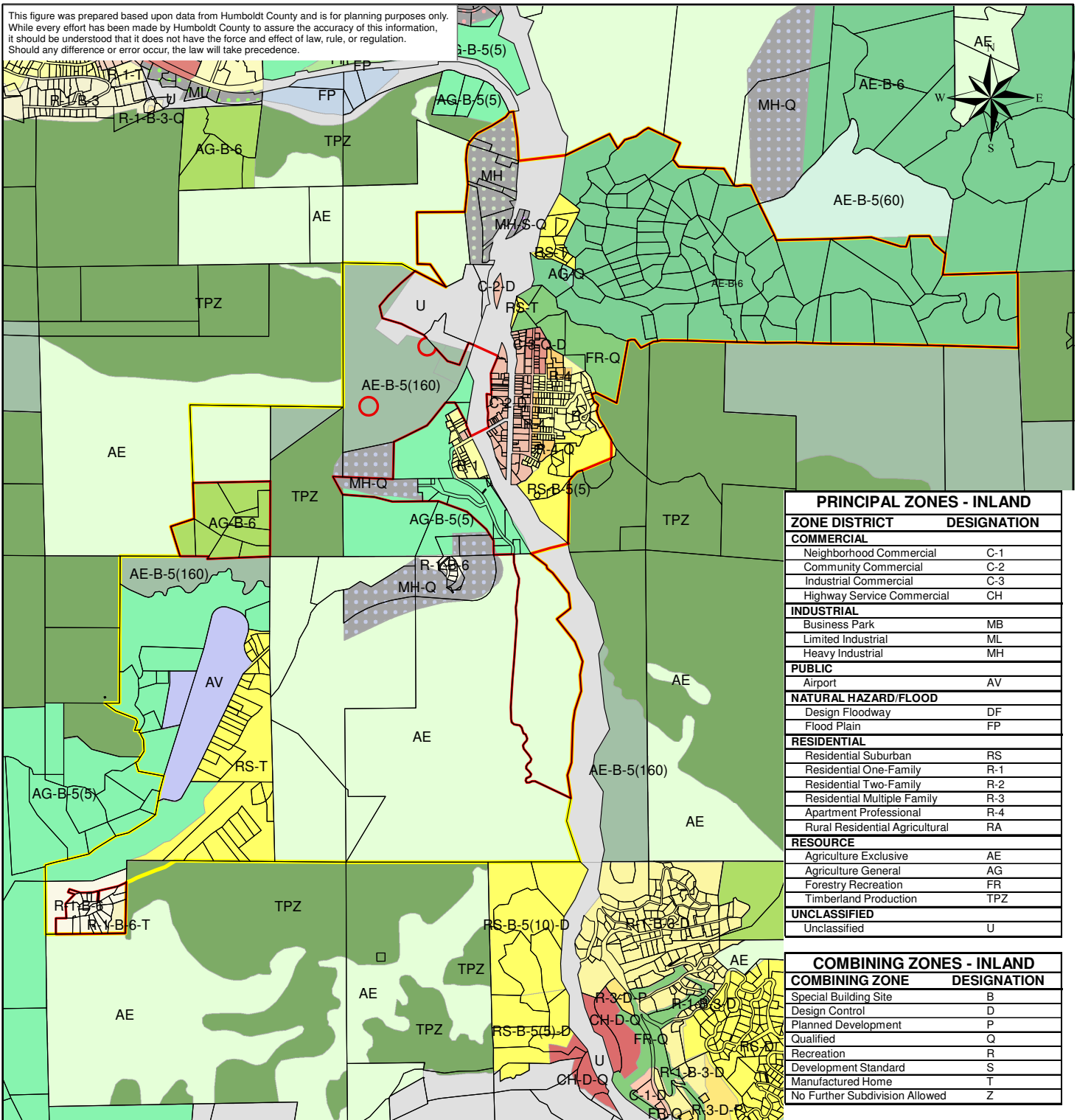
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**Figure
9**

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PRINCIPAL ZONES - INLAND	
ZONE DISTRICT	DESIGNATION
COMMERCIAL	
Neighborhood Commercial	C-1
Community Commercial	C-2
Industrial Commercial	C-3
Highway Service Commercial	CH
INDUSTRIAL	
Business Park	MB
Limited Industrial	ML
Heavy Industrial	MH
PUBLIC	
Airport	AV
NATURAL HAZARD/FLOOD	
Design Floodway	DF
Flood Plain	FP
RESIDENTIAL	
Residential Suburban	RS
Residential One-Family	R-1
Residential Two-Family	R-2
Residential Multiple Family	R-3
Apartment Professional	R-4
Rural Residential Agricultural	RA
RESOURCE	
Agriculture Exclusive	AE
Agriculture General	AG
Forestry Recreation	FR
Timberland Production	TPZ
UNCLASSIFIED	
Unclassified	U

COMBINING ZONES - INLAND	
COMBINING ZONE	DESIGNATION
Special Building Site	B
Design Control	D
Planned Development	P
Qualified	Q
Recreation	R
Development Standard	S
Manufactured Home	T
No Further Subdivision Allowed	Z

Legend

Proposed Boundary/Place of Use	AE	AG	C-2	FR-B-5(20)	ML	R-1-B-6-T	R-4-P	TPZ
Sphere of Influence	AE-B-5	AG-B-5(10)	C-2-D	FR-B-5(40)	MLQ	R-1-T	R-4-Q	U
Humboldt County APNs	AE-B-5(160)	AG-B-5(5)	C-3-D	FR-B-5(5)	R-1	R-2	RS	
	AE-B-5(20)	AG-B-6	C-3-Q-D	FR-Q	R-1-B-3	R-3	RS-B-5(10)-D	
	AE-B-5(40)	AG-Q	CH	MB-D	R-1-B-3-D	R-3-D-P	RS-B-5(5)	
	AE-B-5(60)	AV	CH-D-Q	MH	R-1-B-3-Q	R-3-P-D	RS-B-5(5)-D	
	AE-B-6	C-1	FP	MH-Q	R-1-B-6	R-3-Q	RS-D	
	AE-P	C-1-D	FR	MH-S-Q	R-1-B-6-Q	R-4	RS-T	

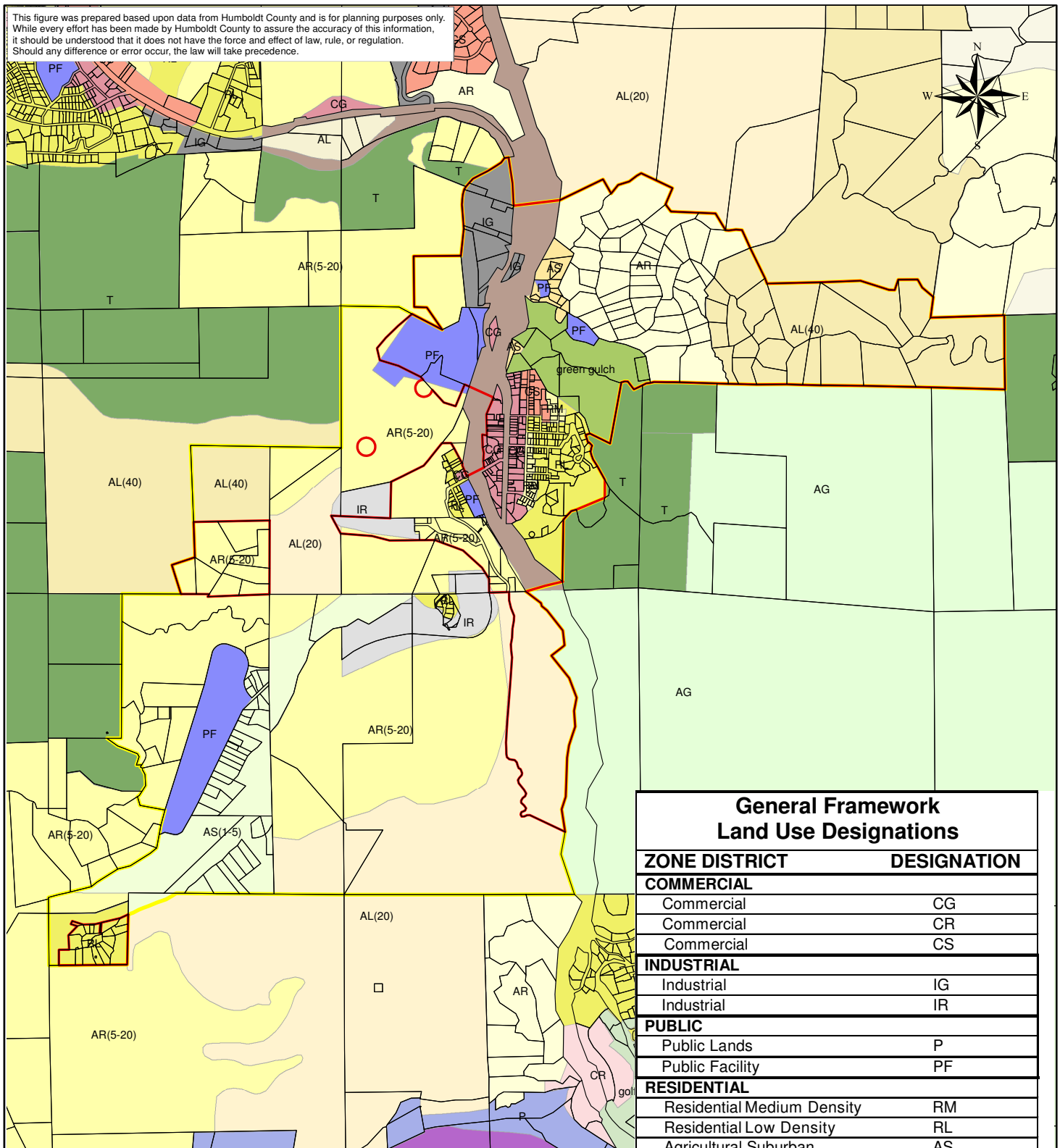


Annexation Project Application to LAFCo
 Garberville Sanitary District (707) 923-9566

Existing Zoning
 SCALE: 1:30,000
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 DATE: 04/04/2014

Figure 10

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General Framework Land Use Designations	
ZONE DISTRICT	DESIGNATION
COMMERCIAL	
Commercial	CG
Commercial	CR
Commercial	CS
INDUSTRIAL	
Industrial	IG
Industrial	IR
PUBLIC	
Public Lands	P
Public Facility	PF
RESIDENTIAL	
Residential Medium Density	RM
Residential Low Density	RL
Agricultural Suburban	AS
Rural Residential	AR
RESOURCE	
Agriculture Exclusive	AE
Agricultural Grazing	AG
Timberland	T
UNCLASSIFIED	
Unclassified or Blank	U

Legend

Proposed Boundary/Place of Use
 Sphere of Influence
 Humboldt County APNs

<p>0 750 1,500 3,000 4,500 6,000 Feet</p>	<table border="0"> <tr> <td style="vertical-align: top;"> <p>AE</p> <p>AG</p> <p>AL</p> <p>AL(20)</p> <p>AL(40)</p> <p>AL20</p> </td> <td style="vertical-align: top;"> <p>AR</p> <p>AR(5-20)</p> <p>AS</p> <p>AS(1-5)</p> <p>CG</p> </td> <td style="vertical-align: top;"> <p>CR</p> <p>CS</p> <p>HWY 101</p> <p>IG</p> <p>IR</p> <p>P</p> </td> <td style="vertical-align: top;"> <p>PF</p> <p>RL</p> <p>RM</p> <p>T</p> <p>golf course</p> <p>green gulch</p> </td> </tr> </table>	<p>AE</p> <p>AG</p> <p>AL</p> <p>AL(20)</p> <p>AL(40)</p> <p>AL20</p>	<p>AR</p> <p>AR(5-20)</p> <p>AS</p> <p>AS(1-5)</p> <p>CG</p>	<p>CR</p> <p>CS</p> <p>HWY 101</p> <p>IG</p> <p>IR</p> <p>P</p>	<p>PF</p> <p>RL</p> <p>RM</p> <p>T</p> <p>golf course</p> <p>green gulch</p>
<p>AE</p> <p>AG</p> <p>AL</p> <p>AL(20)</p> <p>AL(40)</p> <p>AL20</p>	<p>AR</p> <p>AR(5-20)</p> <p>AS</p> <p>AS(1-5)</p> <p>CG</p>	<p>CR</p> <p>CS</p> <p>HWY 101</p> <p>IG</p> <p>IR</p> <p>P</p>	<p>PF</p> <p>RL</p> <p>RM</p> <p>T</p> <p>golf course</p> <p>green gulch</p>		



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Application to LAFCo

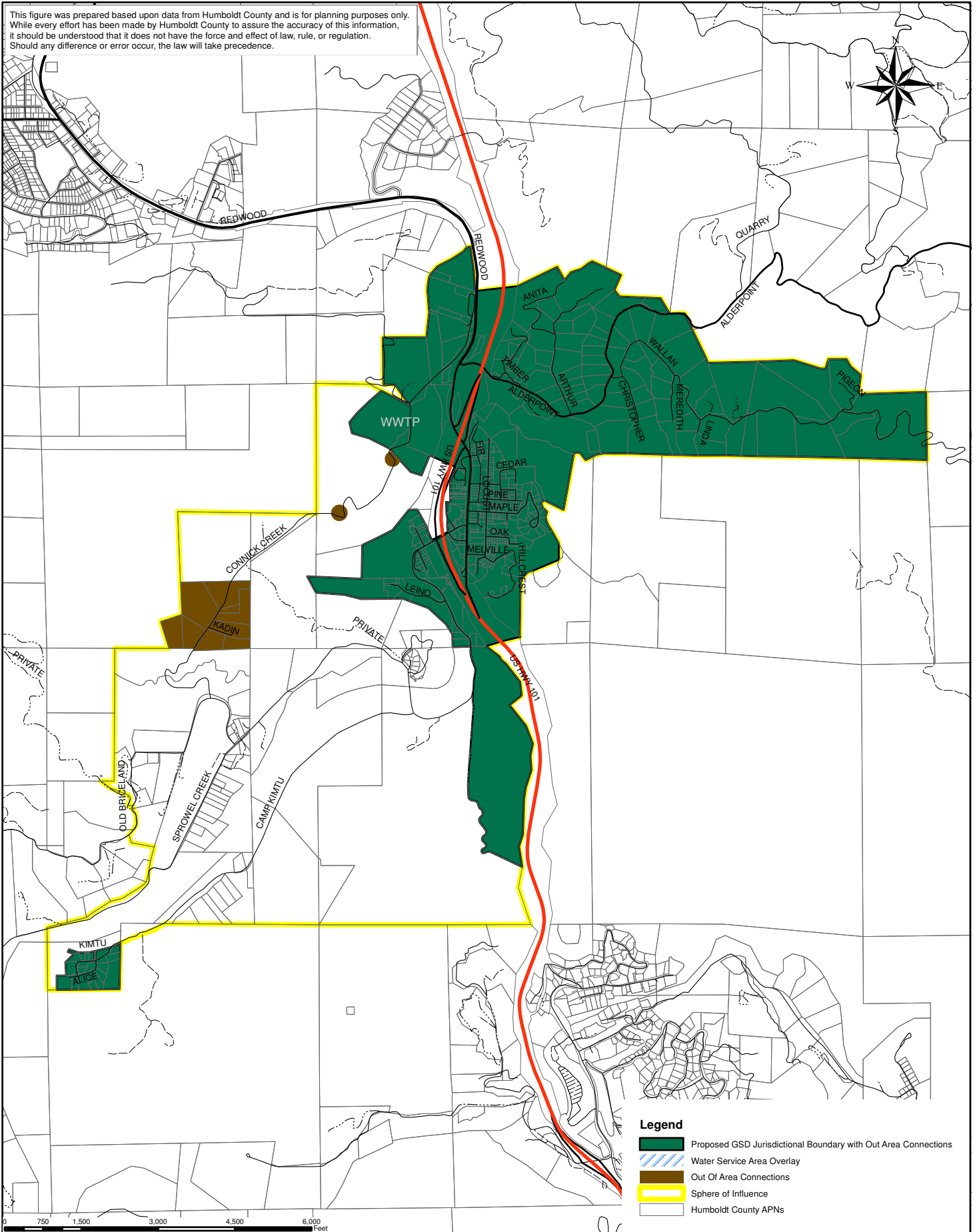
Garberville Sanitary District (707) 923-9566

**Existing General Plan
Land Use Designations**

SCALE: 1:30,000 DRAWN BY: J. SHORT DATE: 04/04/2014

Figure
11

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- Legend**
- Proposed GSD Jurisdictional Boundary with Out Area Connections
 - Water Service Area Overlay
 - Out Of Area Connections
 - Sphere of Influence
 - Humboldt County APNs



**Annexation Project
Application to LAFCo**

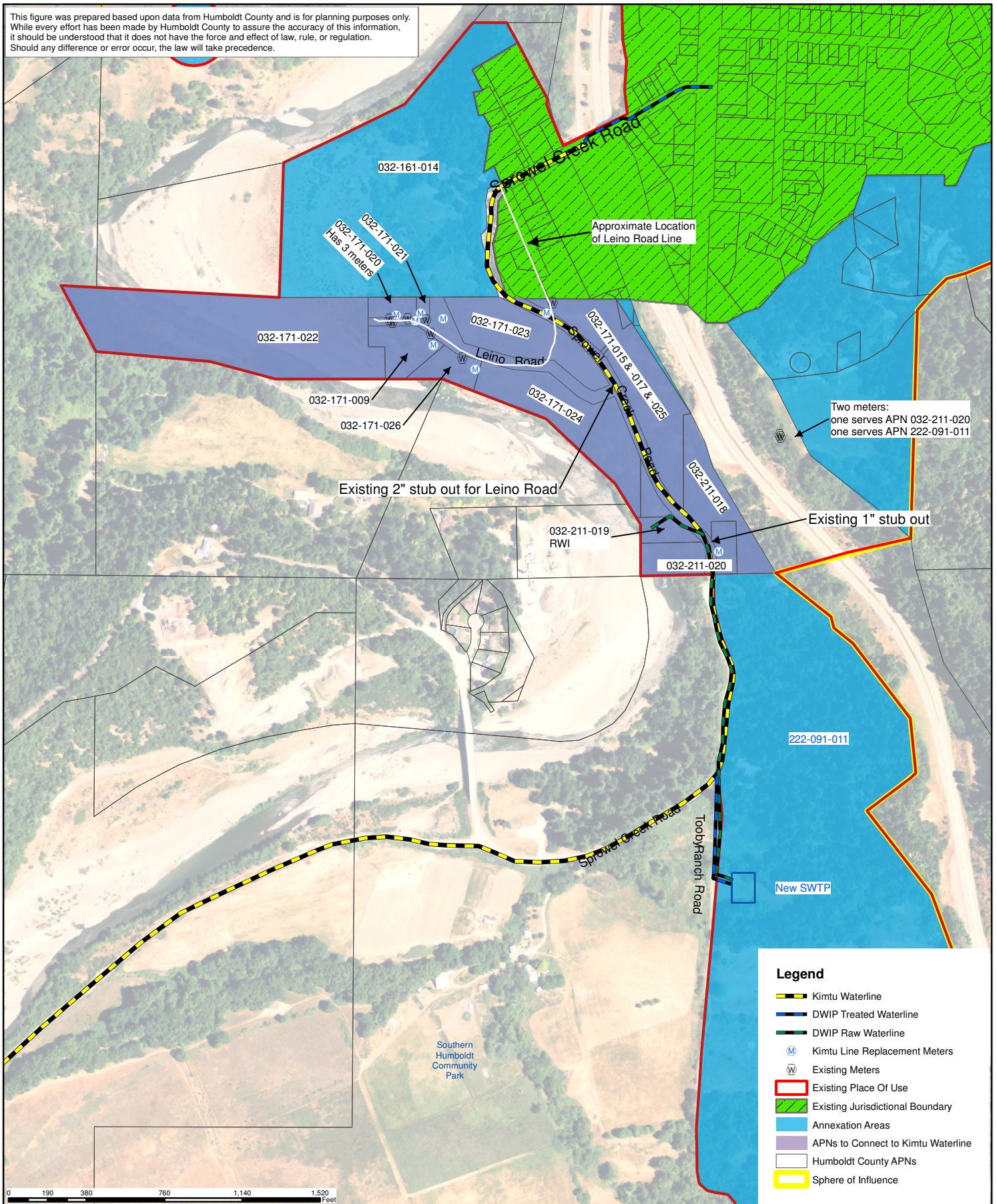
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**Proposed Boundary with Out of Area
Connections & Water Only Service Area**

SCALE: 1:30,000 DRAWN BY: J. SHORT DATE: 07/07/2014

**Figure
12 a**

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Date: 7/8/2014



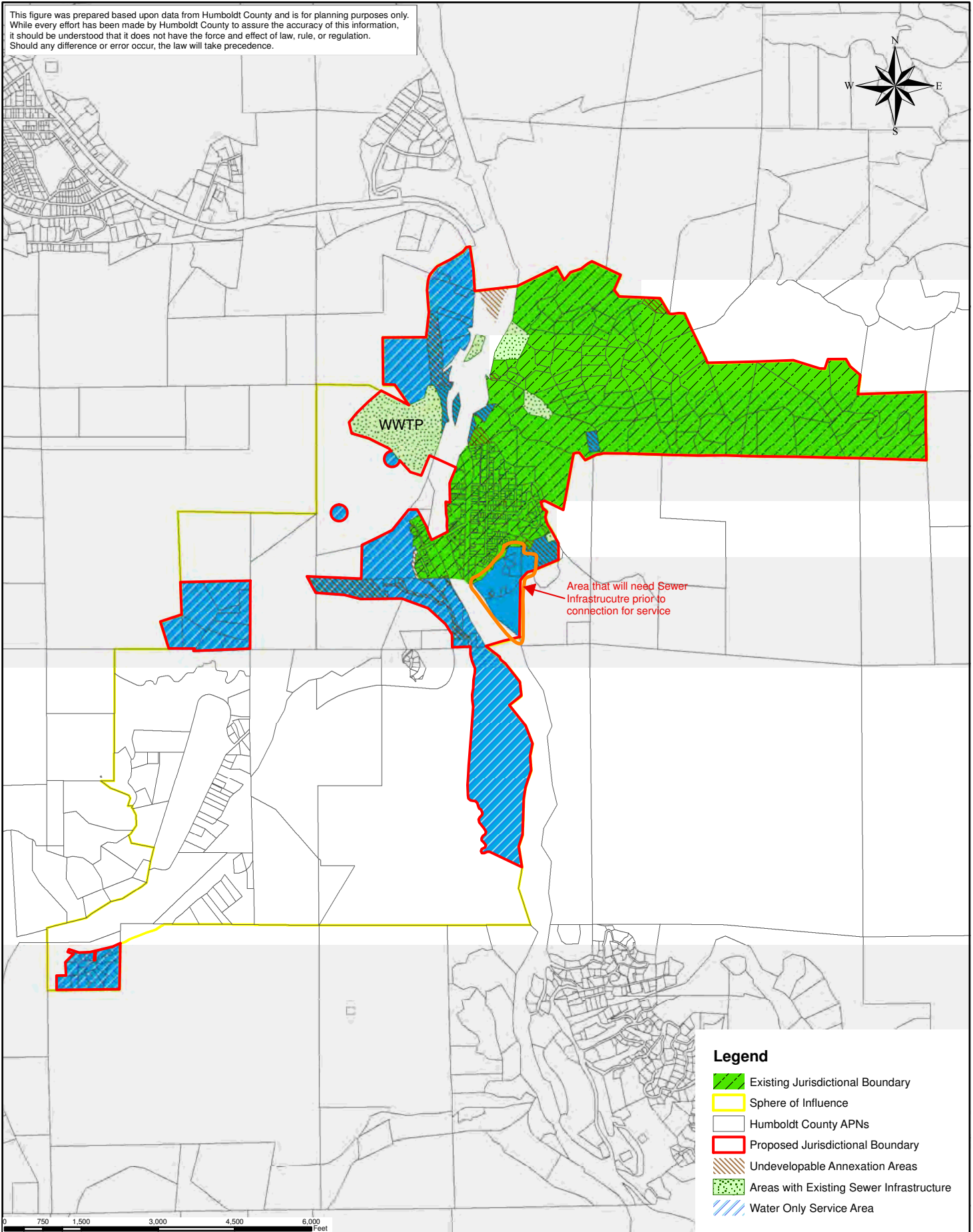
**Annexation Project
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**Services Proposed to be Reconnected
to Kimtu Waterline in Sprowel Creek Rd.**
SCALE: 1:7,500
DRAWN BY: J. SHORT
DATE: 04/11/2014

**Figure
13**

Rev 1

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- Legend**
- Existing Jurisdictional Boundary
 - Sphere of Influence
 - Humboldt County APNs
 - Proposed Jurisdictional Boundary
 - Undevelopable Annexation Areas
 - Areas with Existing Sewer Infrastructure
 - Water Only Service Area

0 750 1,500 3,000 4,500 6,000 Feet

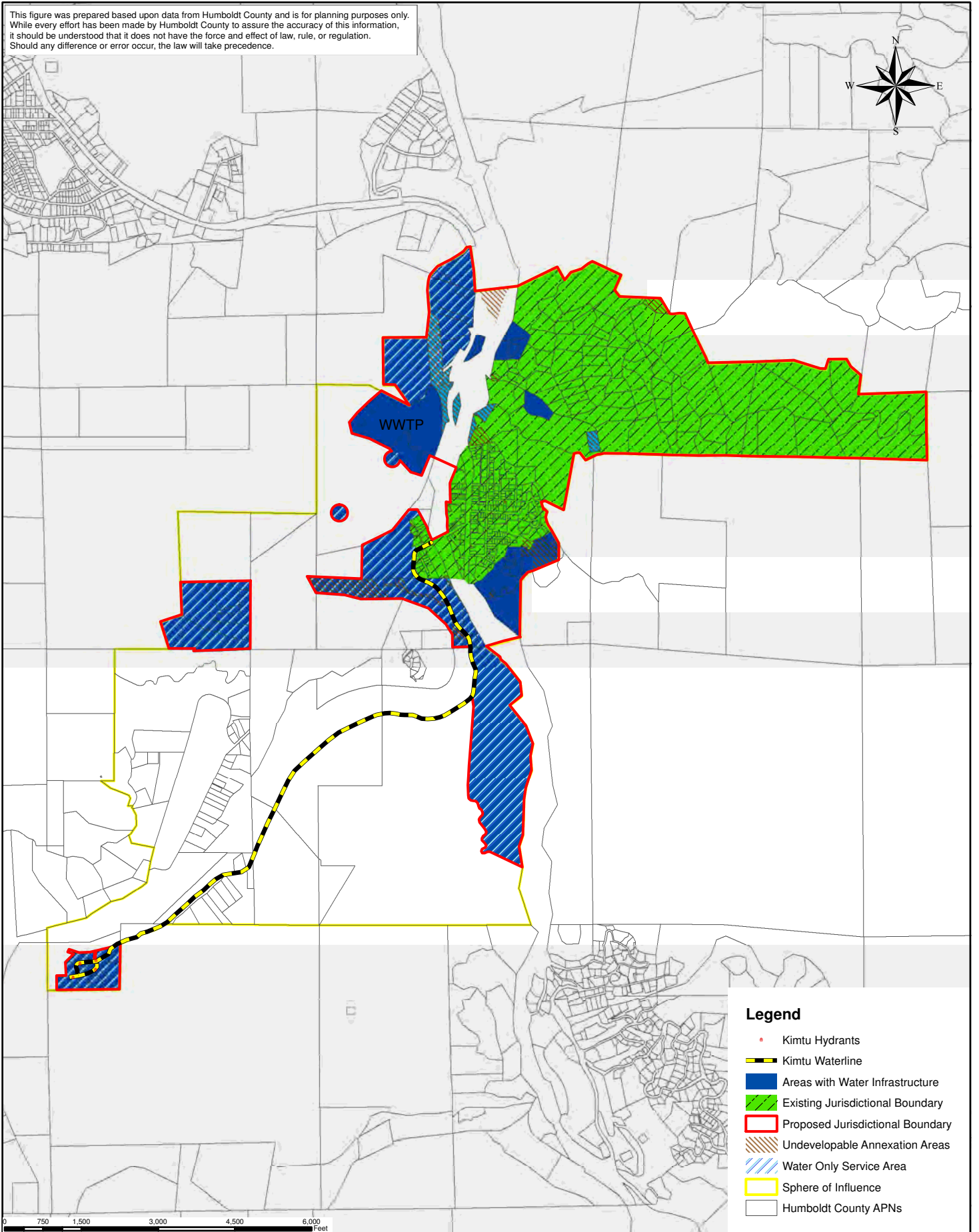


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 Garberville Sanitary District (707) 923-9566

Areas with Existing Sewer Infrastructure Outside Boundary
 SCALE: 1:30,000
 DRAWN BY: J. SHORT
 DATE: 04/04/2014

Figure 14

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- Legend**
- Kimtu Hydrants
 - Kimtu Waterline
 - Areas with Water Infrastructure
 - Existing Jurisdictional Boundary
 - Proposed Jurisdictional Boundary
 - Undevelopable Annexation Areas
 - Water Only Service Area
 - Sphere of Influence
 - Humboldt County APNs

0 750 1,500 3,000 4,500 6,000 Feet



**Annexation Project
Application to LAFCo**
Garberville Sanitary District (707) 923-9566

**Areas with Existing Water
Infrastructure Outside Boundary**
SCALE: 1:30,000 DRAWN BY: J. SHORT DATE: 04/11/2014

**Figure
15**

EXHIBIT B:

ANNEXATION TABLE WITH PARCEL-LEVEL DATA

APNs Proposed for Annexation into GSD Service Boundary

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S ² Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation ⁴	General Plan Update Land Use Designation ⁵ (Planning Commission Recommendation)	Existing Zoning ⁶	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
Bear Canyon Road / Redwood Drive Area Area 1 - Figure 3														
032-141-007	2.8			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River - near Bear Canyon Road Bridge	PF	PF	U	USA	Yes
032-141-010	1.37			Out	W&S	Not a Customer	N / A	None	Undevelopable; Small hill with power transmission tower - significantly higher than roads	CG	CG	C-2-D	Not included	Yes
223-061-033	35.34			Out	W&S	WWTP	2/2/1985	Public Facility; Existing WWTP ⁷	None	PF	PF	U	USA	Yes
223-061-034	7.08	10,152	26,953	Out	W&S	12/1/2004	Pre 1989	SFR ⁸	Majority undevelopable; Potential for unknown increased density	AR(5-20)	RR5-20	AE-B-5 (160) & U	USA	Yes
223-171-001	8.24	9,912		Out	Water	12/1/2004	6/1/1996	Residential Trailer	Industrial	IG	IG	MH	USA	Yes
223-171-002	1.14	167		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-003	1.11	127,619	233,047	Out	Water	12/1/2004	Pre 4/6/1989	SFR (was Veterinarian office)	None	IG	IG	MH	USA	Yes
223-171-004	10.58			Out	Water	12/1/2004	Pre 5/1994	Public Facility	None	IG	IG	MH	USA	Yes
223-171-005	0.7	43,740	598,006	Out	Water	12/1/2004	6/29/1991	Industrial	None	IG	IG	MH	USA	Yes
223-171-006	1.13	9,189	73,181	Out	Water	12/1/2004	Pre 4/1997	Commercial	None	IG	IG	MH	USA	Yes
223-171-007	5.57	12,026		Out	Water	Not a Customer	N / A	Vacant	Industrial	IG	IG	MH	USA	Yes
223-171-008	4.22			Out	Water	12/1/2004	Feb-86	Industrial	None	IG	IG	MH	USA	Yes
223-171-009	0.79			Out	Water	With APN 223-171-008	2/1986	None	Undevelopable; Bear Canyon Gulch and steep	IG	IG	MH	USA	Yes
223-171-023	22.58	14,779	46,655	Out	Water	11/1/2008	9/11/2008	SFR	3 SFR	AR(5-20)	RR5-20	AE	WSA	No
223-171-024	1.23	81,185	461,695	Out	W&S	12/1/2004	Pre 2004	Industrial	None	IG	IG	MH-S-Q	USA	Yes
223-171-025	0.85	12,174		Out	W&S	12/1/2004	Pre 2004	Industrial	None; Developed as part of APN 223-171-024	IG	IG	MH-S-Q	USA	Yes
223-171-026	8.12			Out	W&S	Not a Customer	N / A	None	Undevelopable; SF Eel River + gravel bar	IG	IG	MH-S-Q	USA	Yes

APNs Proposed for Annexation into GSD Service Boundary

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S ² Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation ⁴	General Plan Update Land Use Designation ⁵ (Planning Commission Recommendation)	Existing Zoning ⁶	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
Connick Creek Subdivision Area Area 2 - Figure 4														
222-156-014	4.9	155,364		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-015	4.51	143,722		Out	Water	Not a Customer	N / A	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-016	12.31	144,267		Out	Water	Not a Customer	N / A	Vacant	2 SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-017	7.41	338,330	135,240	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-018	5.3	246,259		Out	Water	10/1/2010	8/17/2010	Vacant	SFR; contract for future service	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-019	4.78	128,871	266,789	Out	Water	Not a Customer	N / A	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-020	2.67	167,003	464,537	Out	Water	12/1/2004	Pre 05/04	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
222-156-021	3.94	138,666	346,138	Out	Water	10/1/2010	8/17/2010	SFR	None	AR(5-20)	RR5-20	AG-B-6	WSA	No
223-061-025	105.26			Out	Water	10/1/2010	8/17/2010	2 SFR	Only annexing areas with SFR included	AR(5-20)	RR5-20	AE-B-5(160)	WSA	No
Hillcrest Drive Area Area 3 - Figure 5														
032-211-003	0.52	39,634	95,121	Out	W & S	12/1/2004	1992	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-007	2.68	14,783	127,549	Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
223-061-007	9	13,370		Out	W & S	12/1/2004	Pre 2/1/1994	SFR	Associated development with 032-211-007; existing second dwelling unit; Limited potential for increased density due to slope	RL	RL	RS-B-5(5)	Part USA	No
032-211-010	0.37	16,163	19,402	Out	W & S	12/1/2004	Unknown	SFR	Limited potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-011	0.18			Out	W & S	Not a Customer	N / A	Public Facility	None; Small APN, land locked, water tank site	RL	RL	RS-B-5(5)	USA	Yes
032-211-012	7.89	25,698	101,212	Out	W & S	12/1/2004	Unknown	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-014	0.54	527		Out	W & S	Not a Customer	N / A	Vacant	SFR; Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-015	0.49	36,613	79,092	Out	W & S	12/1/2004	Pre 7/95	SFR	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes
032-211-021	8.83	18,388	1,320	Out	W & S	Assoc-iated with APN 032-211-012	Unknown	Barns and outbuildings	Potential for increased density	RL	RL	RS-B-5(5)	USA	Yes

APNs Proposed for Annexation into GSD Service Boundary

Table 1.

Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S ² Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation ⁴	General Plan Update Land Use Designation ⁵ (Planning Commission Recommendation)	Existing Zoning ⁶	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
Kimtu Subdivision Area 4 - Figure 6														
222-201-002	0.83	43,322	131,688	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-003	0.22	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC ¹⁰ facility APN	RL	RL	R-1-B-6	WSA	No
222-201-004	0.34	69,181	290,573	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-005	0.27	41,007	83,486	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-006	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-007	0.43	70,911	178,148	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-008	1	225,000	225,000	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-009	0.68	10,047	57,831	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-010	0.88	106,534	208,632	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-011	0.51	58,804	92,444	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-012	0.79	191,998	287,998	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-013	3.43	114,237	29,373	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6-T	WSA	No
222-201-014	0.82	117,502	383,675	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-015	1.04	25,995	115,371	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-016	0.95	70,565	58,804	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-017	0.02	119		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-018	1.4	77,975	82,173	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-019	0.87	23,433	121,362	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-020	1.92	84,782	237,397	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No

APNs Proposed for Annexation into GSD Service Boundary

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S ² Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation ⁴	General Plan Update Land Use Designation ⁵ (Planning Commission Recommendation)	Existing Zoning ⁶	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
222-201-021	0.03	240		Out of Area Approval	Water	Not a Customer	N / A	Water Facility	None; small KMWC facility APN	RL	RL	R-1-B-6	WSA	No
222-201-022	1.38	79,848	65,962	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-023	0.63	11,260	39,422	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-024	0.72	98,081	144,323	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
222-201-025	0.43	44,487	158,384	Out of Area Approval	Water	9/1/2012	Aug-12	SFR	None	RL	RL	R-1-B-6	WSA	No
Leino Road / Sprowel Creek Road Area Area 5 - Figure 7														
032-091-017	0.03			Out	Water	Not a Customer	N / A	Highway 101	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-161-014	21.97	179,517	221,941	Out	Water	12/1/2004	1992	SFR	Undevelopable; Mostly steep and gravel bar	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-009	1.94	36,613	92,275	Out	Water	12/1/2004	2/9/1984	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-015	4.16	55,282		Out	Water	12/1/2004	Unknown	SFR	Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-017	0.14	1,507		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-025	0.1	1,004		Out	Water	12/1/2004	Unknown	Developed as part of 032-171-015	Limited potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-019	0.83			Out	W&S	Not a Customer	N / A	Highway	Undevelopable; Highway 101 ROW	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-171-020	0.93	30,472	105,147	Out	Water	12/1/2004	Pre 8/1999, 7/1993	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-021	0.27	29,290	62,246	Out	Water	12/1/2004	4/5/1985	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-022	9.25			Out	Water	Not a Customer	N / A	Vacant	Undevelopable; River bar and steep	IR	IR	MH-Q	WSA	No
032-171-023	3.46	14,390		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-024	4.09	3,594		Out	Water	Not a Customer	N / A	Vacant	SFR	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-171-026	0.96	63,416	168,879	Out	Water	12/1/2004	Apr-85	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	WSA	No
032-211-018	3.88	105		Out	Water	Not a Customer	N / A	Vacant	1 SFR; Potential for increased density	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
032-211-019	1.4			Out	Water	Not a Customer	N / A	Public Facility	None; GSD Intake	RL	RL	RS-B-5(5)	WSA	No
032-211-020	1.76	8,109	8,086	Out	Water	12/1/2004	1992	SFR	None	AR(5-20)	RR5-20	AG-B-5(5)	USA	Yes
222-091-011	82.38	210,411	58,969	Out	Water	12/1/2004	6/16/2008	SFR	3 SFR	AL(20)	RR20-160	AE	Part USA	No

APNs Proposed for Annexation into GSD Service Boundary

Table 1.														
Assessor's Parcel Number	Size (Acres)	Land Value	Structure Value	Existing District Boundary: (Out / Part Within)	Proposed Annexation into Water Only or W&S ² Service	Date 1st Billed by GSD	Date Meter Set	Existing Development	Notes about Potential Development	Existing General Plan Land Use Designation ⁴	General Plan Update Land Use Designation ⁵ (Planning Commission Recommendation)	Existing Zoning ⁶	Urban Study Area (USA) or Water Study Area (WSA)	Housing Opportunity Zone
Bear Creek Road / Bushnell Lane / Alderpoint Road Area Area 6 - Figure 8														
032-141-008	0.72			Part	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 onramp	AS	RE2.5-5	RS-T	USA	Yes
032-141-009	1.51			Part	W&S	Not a Customer	N / A	None	Undevelopable; Bear Canyon Gulch and steep	IG	NR	FR-Q	USA	Yes
032-141-011	0.02			Out	W&S	Not a Customer	N / A	None	Undevelopable; Hwy 101 ROW	AS	RE2.5-5	RS-T	USA	Yes
223-181-031	2.62	26,383	116,848	Out	W&S	12/1/2004	4/5/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-043	0.94	154,665	31,380	Out	W&S	12/1/2004	6/19/1981	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-181-044	3.77	309,331	277,332	Out	W&S	12/1/2004	Unknown	SFR	Potential for increased density	AS	RE2.5-5	RS-T	USA	Yes
223-183-003	4.25			Out	W&S	12/1/2004	Unknown	Fire Station	None	PF	0	AE-B-6	USA	Yes
223-183-006	2			Out	W&S	Not Customer	N / A	Old Dump	Very Steep	Green Gulch	NR	AE-B-6	USA	Yes
		4,638,377	7,211,086											
1. W&S: water and sewer									5. AG-B-5(5): Special Building Site, 5 acre minimum lot size					
2. GSD: Garberville Sanitary District									AE-B-5(160): Agriculture Exclusive, Special Building Site Combining Zone -160 acre minimum parcel size					
3. AR(5-20): Agricultural Rural, 5 to 20 acre minimum parcel size									AL(20): Agricultural Lands, 20 acre minimum					
AS: Agricultural Suburban									C-2-D: Community Commercial-Design Review Combining					
CG: Commercial General									FR-Q: Forestry Recreation Zone-Qualified Combining Zone					
IG: Industrial, General									MH: Heavy Industrial					
IR: Industrial, Resource Related									MH-Q: Heavy Industrial- Qualified Combining Zone					
PF: Public Facility									MH-S-Q: Heavy Industrial-Standard Combining Zone-Qualified Combining Zone					
RL: Residential-Low Density									R-1-B-6: Residential One Family Lot, Special Building Site Combining Zone - 160 acres minimum parcel size					
4. AS: Agricultural Suburban									R-1-B-6-T: Residential One Family Special Building Site and Manufactured Home Combining Zone					
CG: Commercial General									RR20-160: Rural Residential 20-160 acres minimum parcel size					
IG: Industrial, General									RS-B-5(5): Residential Suburban- Special Building Site, 5 acre minimum lot size					
IR: Industrial, Resource Related									RS-T: Residential Suburban-Manufactured Home					
NR: Natural Resources									U: Unclassified					
PF: Public Facility									6. WWTP: wastewater treatment plant					
RE2.5-5: Residential Estates, 2.5-5 acre minimum parcel size									7. SFR: Single Family Residence					
RL: Residential-Low Density									LUD: Land Use Designation					
RR(5-20): Rural Residential, 5 to 20 acre minimum parcel size									8. KMWC: Kimtu Mutual Water Company					
RR40: Rural Residential, minimum lot size 40 acres														