



AGENDA ITEM 7C

MEETING: May 21, 2025
TO: Humboldt LAFCo Commissioners
FROM: Colette Santsche, Executive Officer
SUBJECT: **Redway Community Services District Correspondence Regarding Jurisdictional Boundaries and Service Authority**

The Commission will receive and file a letter from Redway Community Services District inquiring about jurisdictional boundaries and service powers, along with the Executive Officer's response. This item is informational only.

BACKGROUND

The Cortese-Knox-Hertzberg Local Government Reorganization Act authorizes Local Agency Formation Commissions (LAFCOs) to review and approve proposals for changes in organization and boundaries of cities and special districts, including annexations, detachments, consolidations, and dissolutions.

In September 1993, Humboldt LAFCo approved the annexation of the Wallan and Johnson Meadows Business Park to the Redway Community Services District (CSD) through Resolution No. 93-04. This annexation was initiated to facilitate the extension of wastewater services to the area.

DISCUSSION

Redway CSD is currently working with the State Water Resources Control Board Division of Water Rights to update and expand its Place of Use to include all parcels that are within its jurisdictional boundary. During this process, the previously annexed Wallan and Johnson Meadows Business Park area, currently located outside the District's Place of Use but within the District's jurisdictional boundary, has been reviewed to confirm the status of water service power.

Although the original annexation was driven by the need for wastewater services, Redway CSD has since extended water services to the area as well. To confirm whether this extension is consistent with the approved annexation, the District submitted a letter to LAFCo dated April 15, 2025, requesting clarification regarding authorization for water service provision.

The Executive Officer responded on May 16, 2025, confirming that the 1993 annexation approval did not include restrictions limiting the type of services to be provided. Therefore, no additional LAFCo approval is required for the District to continue providing water service to the business park.

RECOMMENDATION

Staff recommends the Commission receive and file this report.

Attachments:

Attachment A – April 15, 2025 Letter from Redway CSD

Attachment B – May 16, 2025 Response from Executive Officer



Redway Community Services District
P.O. Box 40
Redway, CA 95560
(707) 923-3101

April 15, 2025

Humboldt LAFCo
Attn: Executive Officer Santsche
670 9th Street, Suite 202
Arcata, CA 95521

SUBJECT: Inquiry on status of Jurisdictional Boundary and Powers for Service Within

Dear Ms. Santsche:

The Redway Community Services District has undertaken a project wherein we are expanding our Place of Use with the State Water Resources Control Board Division of Water Rights to include all of the parcels that are within our Jurisdictional Boundary. As you are already aware, the Meadows Business Park was annexed into the RCSD Jurisdictional Boundary for sewer services via Resolution 93-04 and subsequent to that, the subdivision was connected to the RCSD water system with a new transmission line in Redwood Drive. A copy of the waterline inspection letter is attached for your reference.

In Nov 2024, HLAFCo adopted a Southern Humboldt region Municipal Services Review that included the RCSD. In that document it clearly showed the RCSD Jurisdictional Boundary and stated that the District provided water and sewer services within. As part of this project, Mr. Voice has asserted that the District must process a secondary annexation (or other action) with LAFCo because LAFCo never formally took action that detailed their approval for water service to the Meadows Business Park. The District, as a community services district, has the powers to provide both water and sewer service within their Jurisdictional Boundary and has been providing both water and sewer service to the subdivision for decades. It is our contention that additional action is not needed by LAFCo for the District to provide water service to parcels that have already been annexed into the District.

The RCSD is formally requesting that LAFCo provide written clarification on the status of the approval of LAFCo for water service to the subdivision. This will leave no doubt for the two state agencies that we are working with on the legitimacy of the water service to these parcels. We will likely include your letter in the upcoming CEQA document for the change in Place of Use.

If LAFCo determines that some type of application needs to be made to LAFCo to retroactively "approve" the water service, please be specific about what the process will entail and why it is necessary in light of the most recent MSR. We appreciate your assistance with clearing up this question.

Respectfully,

A handwritten signature in blue ink, appearing to read "Cody Cox", is written over a blue circular stamp or seal.

Cody Cox
RCSD General Manager

Walter B. Sweet

CIVIL ENGINEER

July 28, 1997

RECEIVED

AUG - 1 1997

LAND USE

P.O. BOX 636
760 FIFTEENTH STREET
ARCATA, CALIFORNIA 95518
PHONE (707) 822-2436
FAX (707) 822-2463
EMAIL: wbsweet@humboldt1.com

Jim Johnson, General Contractor
601 Hillcrest Drive
Garberville, CA 95542

Job No. 93-3910

**re: Meadows Subdivision, Old Redwood Highway water main service line trench
backfill compaction testing.**

Dear Jim:

On October 23, 1996, John Sullivan, of this office, visited the referenced site to perform relative density compaction testing on water main service trench aggregate base fill along Old Redwood Highway between Redway and Garberville.

Trench base backfill was from the Meadows Subdivision stockpile. At the time of testing a representative sample was procured for laboratory maximum density determination. Test methods were Caltrans CA 216 and 231, laboratory and field, respectively.

The test group average yielded a relative compaction rate of 95.4%.

Mr. Sullivan re-visited the site on October 29, 1996, to test continued trench backfill. Tests on this date yielded a relative compaction rate less than 95%. At this time construction operations were halted for the winter. Failing test results for this section were verbally reported to you.

Construction operations resumed on July 21, 1997. Mr. Sullivan re-visited the site July 23, 1997, to test continued trench backfill, and to take a re-test on the failed section from past October testing. Test methods were again Caltrans CA 216 and 231, laboratory and field, respectively.

The test group averages both yielded relative compaction rates of 96.3%.

At this date, test locations were referenced to Improvement Plan Station (STA) references. In discussion with the project supervisor, a discrepancy between STA from one plan sheet to another had been noted. Current STA references were oriented at a known culvert crossing, and extended back to the start of improvements, and continued in the Garberville direction. Earlier STA references taken in October of 1996 are not shown on the test sheets as they are not accurate relative to the current orientation.

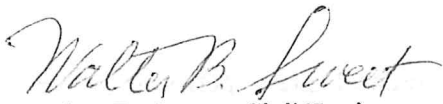
Mr. Sullivan re-visited the site July 25, 1997, to test continued trench backfill. Test methods were again Caltrans CA 216 and 231, laboratory and field, respectively. At this time construction operations were halted at approximate STA 46+30.

The test group average yielded a relative compaction rate of 96.7%.

Please see the enclosed test sheets for test data and locations.

We thank you for this opportunity to be of service. If there are any questions, or if we can be of further assistance, please call.

Very truly yours,



Walter B. Sweet, Civil Engineer
R.C.E. 13,184 License Expires 3-31-01



enclosures

cc: Michael LeGrande, Humb. Co. Real Properties, w/enclosures
Clark Fenton, Humb. Co. Materials Lab, w/enclosures

WBS/JS:js (3910wmt1.doc)

WALLAN and JOHNSON

601 HILLCREST DRIVE

GARBERVILLE, CALIFORNIA 95440

A Land Development Company

July 31, 1997

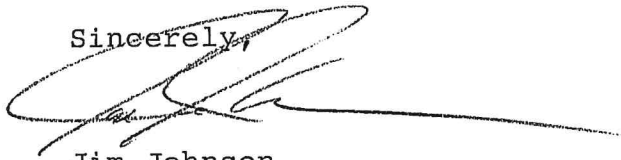
Humboldt County Dept. of Public Works
Mike LeGrand
3015 H Street
Eureka, Ca 95501

Re: Water Line Extension

Dear Mike,

Please find the results of the testing of last week's
6 inch water main extension on Redwood Drive between
Redway and Evergreen Road for your file.

Sincerely,



Jim Johnson

RECEIVED
AUG - 1 1997
LAND USE



DATE: May 16, 2025

TO: Cody Cox, General Manager
Redway Community Services District

FROM: Colette Santsche, AICP, Executive Officer
Humboldt LAFCo

SUBJECT: RE: Inquiry on status of Jurisdictional Boundary and Powers for Service Within

Thank you for your letter dated April 15, 2025, regarding the Wallan and Johnson Meadows Business Park annexation. This annexation was approved by the Commission through LAFCo Resolution 93-04 on September 1, 1993 (Exhibit A). While the primary purpose of the annexation was to bring approximately 260 acres into the Redway Community Services District (CSD) and Redway Fire Protection District (FPD) for wastewater and fire protection services, respectively, the annexation action did not limit or restrict the range of services authorized to be provided by Redway CSD within the annexation area.

Enclosed is an extract of the original LAFCo staff report and related materials for the Wallan and Johnson annexation (Exhibit B). The administrative record clearly shows that the Commission considered both the immediate service needs and the potential future service demands of the area. The proposal justification identified Redway CSD as the anticipated provider for both water and sewer services, and the supplemental information stated that annexation would enable the extension of these services along Redwood Drive.

Specifically, the Initial Study included the following language describing the project and anticipated service provision:

Water supply to the "Meadows" business park will initially be by an existing water supply, transmission and storage system owned and operated by WJC, located east of the project in the hills above Highway 101. Water storage capacity for the "Meadows" business park portion of the proposed annexation will be the existing 100,000 gallon water storage tank developed to serve the proposed subdivision. Currently, WJC has no plans to hookup to RCSD water. However, WJC may submit an application for water service in the future. The water system has been previously reviewed by CDF and the Redway Fire Protection District as part of the negative declaration proposal for the Industrial Park Subdivision.

While WJC initially opted not to connect to Redway CSD's water system, the annexation action did not prohibit future service extensions. Redway CSD retained full discretion to accept ownership of the private water infrastructure and provide water service in the future, consistent with its authorized powers. Importantly, no condition was adopted through the LAFCo resolution that would require further LAFCo action for such a transition to occur.

On December 4, 1997, WJC submitted a formal request for Redway CSD to accept the Meadows Park Property Owners Association's distribution system. This system included a 100,000-gallon



concrete storage tank, distribution mains, and related infrastructure. The Redway CSD Board subsequently accepted ownership and integrated the system into its operations.

Given that the subject area was fully annexed into the Redway CSD jurisdictional boundary in 1993, and no conditions were placed restricting future service provision, there is no further action required by LAFCo.

Please let me know if you have any additional questions or need further documentation.

Sincerely,

A handwritten signature in black ink that reads "Colette Santsche". The signature is written in a cursive, flowing style.

Colette Santsche, AICP
Executive Officer
Humboldt LAFCo

Exhibits:

- (A) Resolution No. 93-04
- (B) LAFCo Staff Report for the Wallan and Johnson Annexation

WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

RESOLUTION 93-04

RESOLUTION OF THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION APPROVING
THE WALLAN AND JOHNSON ANNEXATION TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

WHEREAS, on March 22, 1993 an application was made by petition by property owners for the annexation of approximately (260) acres of land consisting of seven (7) assessor parcel numbers; and

WHEREAS, the stated purpose of the annexation was to provide sewer and fire protection services for the area; and

WHEREAS, a Certificate of Filing was issued by the Executive Officer of this Commission on July 26, 1993; and

WHEREAS, on September 1, 1993 a public hearing on this matter was conducted and information on the proposal was considered by this Commission as required by Section 56840 of the California Government Code; and

WHEREAS, said consideration was concluded on September 1, 1993; and

WHEREAS, all requirements of the California Environmental Quality Act have been complied with pursuant to Section 15096(a) of the Public Resources Code; and

WHEREAS, the Commission has reviewed the Environmental Document prepared for this project; and

WHEREAS, the proposal conforms with this Commission's adopted Proposal Evaluation Policies;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That all the foregoing recitations are true and correct.
2. That the Commission finds the environmental document prepared for this project to be pursuant to Section 15096(a) of the CEQA guidelines and finds this project to be De Minimus on Fish and Wildlife Resources as defined in Section 711.2 of the Fish and Game Code.

3. That the Commission finds the affected territory to be uninhabited as that term is defined by Section 56046 CGC (less than 12 registered voters).

4. That the Commission finds that the landowner petition was signed by 100% of the owners of property within the proposed annexation area.

Be it further resolved that this Commission authorizes the Redway Fire Protection District and the Redway Community Services District as the conducting authorities to conduct proceedings without the required notice and hearing and waive an election unless sufficient protests are received and not withdrawn which would require that an election not be held.

BE IT FURTHER RESOLVED that this Commission approves the proposal entitled "Wallan and Johnson annexation to the Redway Community Services and Redway Fire Protection Districts" as described in said annexation conditioned the payment of the \$25.00 Fish and Game exemption fee payable to the County Clerk, the placement of a fence during construction activity, landscaping the area between the RCSD facility and Camp Ravencliff to provide a visual buffer and conditions and mitigation as indicated in the Environmental Assessment prepared for the project.

PASSED, APPROVED, AND ADOPTED on September 1, 1993 on the following vote, to wit:

Ayes: Commissioners: Brochard, Conversano, Fulkerson
Lewis, Neely, Warnes and Woolley

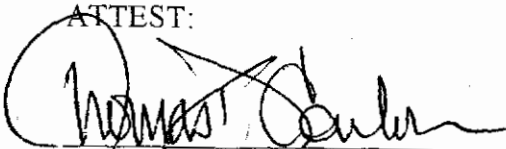
Noes: Commissioners: None

Absent: Commissioners: Etherington, Richardson and
Sparks

LOCAL AGENCY FORMATION COMMISSION

By 
GUY CONVERSANO Chairman

ATTEST:


Thomas D. Conlon
Executive Officer

AGENDA ITEM TRANSMITTAL

TO: HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION

FROM: Thomas D. Conlon, Executive Officer

PREPARED BY: Kevin Caldwell, Senior Planner

Meeting Date: September 1, 1993	Subject: Wallan and Johnson Annexation Redway Community Services District & Redway Fire Protection District	
<input checked="" type="checkbox"/> Public Hearing Item	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Other Business

Before you is the following:

PROJECT: An application to annex approximately 260 acres into the Redwood Community Services District (RCSD) and the Redway Fire Protection District (RFPD).

ATTACHMENT A: Project Description/Background and Maps.
 ATTACHMENT B: Approval Criteria and Staff Report Analysis.
 ATTACHMENT C: Proposal Justification.
 ATTACHMENT D: LAFCo Resolution 93-04.
 ATTACHMENT E: Environmental Review.

PROJECT LOCATION: The proposed area for annexation is located north of the Eel River and west of Highway 101 between Garberville and Redway.

PRESENT PLAN DESIGNATIONS: Agriculture Rural; Commercial Services; Industrial General; Commercial General and Agricultural Lands as designated by the Garberville Redway Alderpoint Benbow Community Plan.

PRESENT ZONING: Agriculture General; Flood Plain; Forestry Recreation, Business Park and Industrial Commercial

ASSESSOR PARCEL NUMBERS: 222-151-04; 222-151-05; 223-161-02; 223-171-18, 19, 20, 21

APPLICANT

Wallan & Johnson
 601 Hillcrest Drive
 Garberville, CA. 95440

ENVIRONMENTAL REVIEW:

☒ Review required per the State CEQA Guidelines
☒ Draft Negative Declaration is attached.

MAJOR ISSUES:

☒ Archaeological Impacts.

RECOMMENDATION:

☐ Approval based on findings in the staff report and adoption of Resolution _____.
☒ Approval based on findings in the staff report and conditions of Resolution 93-04.
☐ Denial based on findings in the staff report.

RECORD OR ACTION:

☐ Adoption of Resolution _____ as recommended by LAFCo staff.
☐ Adoption of Resolution _____ with attached revisions.
☐ Denial based on findings in the staff report.

Adopted after review and consideration of all the evidence on _____.

AYES: Commissioners: _____

NOES: Commissioners: _____

ABSTAIN: Commissioners: _____

ABSENT: Commissioners: _____

I, THOMAS D. CONLON, Secretary to the Local Agency Formation Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at the meeting held on the Date noted above.

 THOMAS D. CONLON
 Humboldt County LAFCo Executive Officer

Effective Date: _____ By: _____

cc:

**WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

ATTACHMENT A
Project Description/Background and Maps

WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

Background/Project Description

An application has been filed with the Local Agency Formation Committee (LAFCO) to annex approximately 260 acres into the Redwood Community Services District (RCSD) and the Redway Fire Protection District (RFPD). The Fire District has previously reviewed this project and found it to be within their capacity. Specific water supply requirements have been incorporated into the design of the water system.

Wallan and Johnson Construction initiated the proposed annexation for the purpose of providing municipal wastewater treatment services to the Meadows Business Park. Originally, the Meadows Business Park was to utilize an on-site leachfield system. The Planning Commission approval in 1992 was conditioned on the applicant working out the details with the North Coast Regional Water Quality Control Board (NCRWQCB), who conceptually approved the on-site proposal. Upon further review, the applicants and staff from the RWQCB determined, so as not to severely limit the type of potential uses at the Business Park, that a municipal wastewater treatment plant with aerobic biological treatment would be better able to treat light industrial wastewaters.

The majority of construction activity will include installation of the proposed sewer water main and appurtenances. Another aspect of the proposed project would be construction related activities to the sewer treatment plant facility, which includes construction of an approximately 600,000 gallon flow equalization pond. Construction operations will occur per standard construction requirements. Traffic control during construction periods will also be per required standards and reviewed through an encroachment permit by Humboldt County Public Works Department. Since this aspect of the project is required to follow specific standards, no impacts are anticipated when construction occurs according to those standards.

Another aspect of the proposed project, as analyzed, is the impacts that this annexation and the resulting construction will have on Redway Community Services District and its abilities to provide continued services both for existing and potential growth in the area. In response to these concerns, the reader is directed to review the report, which is included in Attachment E, prepared by Selvage, Heber and Nelson, Consulting Engineers.

Staff has prepared the Environmental Assessment and recommends the adoption of a Conditional Negative Declaration. Staff has circulated the Negative Declaration to various State and local agencies, including the State Clearinghouse at the Governors Office of Planning and Research. The public and agency review and comment period was from July 30, 1993 to August 30, 1993 (30 days) in accordance with Section 15106 of the *CEQA Guidelines*.

**WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

ATTACHMENT B
Approval Criteria and Staff Report Analysis

WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE PROTECTION
DISTRICT

Required Findings:

CONFORMANCE WITH LAFCO PROPOSAL EVALUATION POLICIES

The Local Agency Formation Commission (LAFCo) has established policies for evaluating specific proposals. Basically, the Commission may approve a proposal, if, on the basis of the application, investigation, and submitted evidence, that the proposal is consistent with the following policies:

1. Boundary descriptions of proposals for the annexation of territory to local agencies or the formation of new local agencies shall be complete, definite and certain, and shall be accompanied by maps meeting the following standards:
 - A. Sixteen (16) parcel maps of the proposal not exceeding 8 1/2 x 14 inches in size, being of sufficient detail and legibility to permit easy perusal.
 - B. One (1) wall map of the proposal showing all pertinent parcel numbers.
 - C. One (1) wall map showing the proposal in relation to the entire surrounding area.
 - D. All existing boundaries of entities shall be delineated in red, the boundaries of the proposal delineated in green, and a north arrow and scale shall be shown on all required maps.
 - E. A Metes and Bounds legal description of the exterior boundaries of the proposal. The legal description should include roadways on the proposal boundaries and avoid using centerlines of such roadways as boundaries.(Rev. 12-16-89)
2. To the greatest extent possible, boundaries should follow existing political boundaries and natural or man-made features such as rivers, lakes, railroad tracks, and roads. Where roads form a portion of the boundary, the boundary should not be drawn so as to divide the road along its centerline. Roads should either be fully included or excluded along the boundary of the proposal. Where boundaries are not in conformance with this policy, the proponent shall justify the reasons for non-conformance in writing.
3. Boundaries should not be drawn so as to create an island, corridor or strip, either within or immediately adjacent to the proposal. Where such island, corridor or strip is created, the proponent shall justify the reasons for non-conformance in writing.
4. Boundaries should avoid dividing an existing identifiable community, commercial district, or other area having social or economic homogeneity. Where such division occurs, the proponent shall justify the reasons for nonconformance with this policy in writing.
5. Where undeveloped or under-developed territory is proposed for annexation to an existing city, LAFCo may require that such territory be rezoned prior to submittal to LAFCo. Any required environmental review shall be conducted by the affected city at the time of rezoning is required by LAFCo.
6. Proposals shall take into account not only the present needs of the subject area, but also the future services which may be required to accommodate future growth and expansion.

7. If the proposal could result in significant or serious operational or economic problems, or in the disruption of existing services in the remaining adjacent territory, the proponent shall justify, in writing, why the boundaries of the proposal should not be adjusted in recognition of such problems.
8. New, expanded or consolidated services should be provided by one of the following governmental agencies shown in descending order of preference:
 - A. Annexation to an existing City.
 - B. Annexation to an existing multi-purpose district.
 - C. Annexation to an existing single purpose district.
 - D. Annexation to an existing County Service Area (CSA).
 - E. Incorporation of a new city.
 - F. Formation of a new multi-purpose district.
 - G. Formation of a new single purpose district.
 - H. Formation of a new County Service Area (CSA).
9. If the proposal is for the formation of a new agency, the proponent shall demonstrate that the required services cannot be feasibly provided by an existing agency.
10. If the proposal is for the formation of a new agency, the proponent shall demonstrate the economic feasibility of the proposed formation, taking into account any and all potential sources of revenue.
11. In addition to the above, consideration of the following will be given in evaluating all proposals:
 - A. Conformance to the land use provisions of the General Plan for Humboldt County.
 - B. Demonstrated ability to finance the required government services at a reasonable level.
 - C. Demonstrated capacity to serve the proposed territory with required facilities and personnel.
 - D. Conformance with adopted Sphere of Influence of the affected agency.

RECOMMENDATION:

LAFCo staff believes that the required findings for approving the proposal *can* be made based on the following analysis:

Policy 1. The application was accompanied with the required maps and metes and bounds legal description as required.

Policy 2. As the map submitted with the application indicates, the proposed boundaries are based on man-made and natural features, parcel boundary lines and the Eel River at one point.

Policy 3. The proposed annexation does not create an island or hole.

Policy 4. Based on information submitted by the applicant, staff believes the proposal will not divide an existing identifiable community, commercial district, or other area having social or economic homogeneity.

Policy 5. The proposed annexation is to the Redway Community Services District and the Redway Fire Protection District and therefore the area to be annexed is not required to be pre-zoned by a city.

Policy 6. This policy requires the Commission to consider "...not only the present needs of the subject area, but also the future services which may be required to accommodate future growth and expansion." Both Districts have indicated that they can provide the current requested services and future services that may be requested. In the case of the Services District, the proposed flow equalization pond is designed to handle the anticipated increase in flows for the anticipated services.

Policy 7. Based on information submitted by the applicant and comments from referral agencies, staff believes the proposal will not result in significant or serious operational or economic problems, or in the disruption of existing services on adjoining lands.

Policy 8. The proposed annexation to the Districts can be found to be consistent with this policy.

Policy 9. This proposal is not for the formation of a new agency and therefore the applicant is not required to demonstrate that required services cannot be feasibly provided by an existing agency.

Policy 10. Again, this proposal is not for the formation of a new agency and therefore the applicant is not required to demonstrate the economic feasibility of the proposal.

Policy 11A. The purpose of the proposed annexation is to provide sewer service to the Meadows Business Park. Public services to the area is consistent with the current land use designation of the area.

Policy 11B. The proposed annexation will not impact any required government services.

Policy 11C. The Redway Community Services District's Engineers have prepared a report addressing the District's capacity and designed facility improvements to accommodate both the existing and potential growth of the area. The report is included in the Environmental Assessment.

Policy 11D. The subject area is within the boundaries of the District's adopted Sphere of Influence.

**WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

ATTACHMENT C
Proposal Justification

LOCAL AGENCY FORMATION COMMISSION
COUNTY OF HUMBOLDT

PROPOSAL JUSTIFICATION

INSTRUCTIONS: Please type or print clearly in ink. Complete the following information as fully and completely as possible. Use additional pages if necessary. The Executive Officer will return applications which are not complete. PLEASE SUBMIT 16 COPIES OF ALL INFORMATION REQUESTED.

1. GENERAL

- A. Name of proposal: Annexation to Redway Community Services and Redway Fire Protection District
- B. The proposal is filed for the following purpose(s):
1. Annex to existing city _____ / district X
 2. Detach from existing city _____ / district _____
 3. Other _____
- C. How was this proposal initiated? (attach petition or resolution)
1. All X / some _____ property owners petitioned.
 2. _____ A Resolution of application was adopted by the public agency.
- D. Copies of the Executive Officer's report, mailed notice of any hearing and other communications or reports should be sent to:
1. Name: Wallan & Johnson
Address: 601 Hillcrest Drive Phone (707) 923-2293
Garberville, CA 95440
 2. Name: Philip & Katherine Bradley
Address: 2801 Oak Knoll Terrace Phone _____
Berkely, CA 94705
 3. Name: Mrs. Chas. Lane
Address: 12660 Viscaino Court Phone _____
Los Altos Hills, CA 94022
 4. Name: Rising Sun Enterprises
1864 Myrtle Avenue Phone 445-2433
Eureka, CA 95501

Proposal Justification

Page 2

- E. Please describe in detail the reason(s) why this application was filed. Please be specific regarding need for services, development plans, etc.

This application has been filed to annex the included properties into the Redway Community Services District (RCSD) and Redway Fire Department to provide for extension of services to the Wallan and Johnson Industrial Park and to allow orderly growth within the RCSD sphere of influence area. After annexation, a sewer line will be extended (as shown on attached map) to allow for future development. Other improvements are proposed as described in application materials. A specific development plan has been designed, reviewed and approved by Humboldt County Planning Department in 1992 for the Wallan and Johnson property. No other development plans nor future plans for adjacent properties are known to exist.

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II. DESCRIPTION OF PROPERTY

- A. Number of acres approximately 260 acres
- B. Number of parcels 7
- C. Population within proposal 0
- D. Registered voters within proposal 0
- E. Please provide the following information relative to your application. (attach additional pages if necessary.)

<u>TRA</u>	<u>Parcel Numbers</u>	<u>Full Values</u>		<u>Owner</u>
		<u>Land</u>	<u>Improvements</u>	
<u>156-001</u>	<u>222-151-04</u>	\$ 2,770		<u>Bradley</u>
<u>156-001</u>	<u>222-151-05</u>	20,572		<u>Bradley</u>
<u>156-001</u>	<u>223-161-02</u>	14,273		<u>Wallan & Johnson</u>
<u>156-001</u>	<u>223-171-18</u>	1,310		<u>Bradley</u>
<u>156-001</u>	<u>223-171-19</u>	670		<u>Lane</u>
<u>156-001</u>	<u>223-171-20</u>	261		<u>Bradley</u>
<u>156-001</u>	<u>223-171-21</u>	11,644		<u>Bradley</u>
Total		\$51,500		

III. SERVICES

A. Present Services Performed by: Proposed Services Performed by:

Police	<u>County</u>	<u>County</u>
Fire	<u>CDF</u>	<u>Redway Fire Department</u>
Water	<u>0</u>	<u>RCSD</u>
Sewer	<u>0</u>	<u>RCSD</u>
Recreation	<u>0</u>	<u>0</u>
Other	<u>0</u>	<u>0</u>

B. Will the future delivery of services by any other public agency be affected by this proposal? If yes, list the agencies and indicate any comments received from these agencies.
No.

C. Explain fully when your agency will be able to provide the proposed service(s).

Improvements will be constructed in 1993.

D. How will the service(s) be financed?

Owner(s) financed.

IV. DEVELOPMENT OF PROPERTY

A. Briefly describe the existing development within the proposal boundary. (use additional pages if necessary.)

Properties presently contain no assessed improvements and are primarily vacant land.

B. Describe fully any plans for future development within the proposal. (use additional pages if necessary.)

As approved for the Wallan and Johnson development plan, the project included for annexation includes a 90 acre industrial-commercial parcel (223-161-02) proposed for a 39 parcel subdivision. This will be phased once improvements are completed.

V. GENERAL AND AREA PLANS

A. What does the County General Plan show for land use.

1) Within the proposed boundaries?

AR (5-20), AR, CS, IG, CG, AL

2) Adjacent to the proposal?

RL, AR (5-20)

B. Do other public agencies have general plans for this or adjacent property which differ from the County General Plan? If yes, please explain.

No.

C. Please explain any proposed change in land use for the subject property that is not described by the General Plan.

None.

VI. ZONING

A. What is the existing zoning within the proposal?

AGB-5 (5), FP, C-3, MB

B. What is the existing zoning of properties immediately adjacent to the proposal.

AGB-5 (5) MH, AE

C. Are there any plans to request a zone change by any or all property owners within the boundaries of the proposal?

If yes, please specify. No.

D. Has any affected city prezoned the area? If so, what is that zoning designation? (please attach ordinance.)

N/A

VII. FINANCIAL SUMMARY

A. Total value of properties (land and improvements) within the proposal's boundaries. \$51,500

B. Does any affected agency have any existing bonded indebtedness for which this area will become/remains liable? Please be specific.

No..

VIII. RELATIONSHIP OF THE PROPOSAL TO LAFCO POLICIES

After reviewing LAFCo's adopted "Proposal Evaluation Policies", please discuss this proposal's relationship to those policies. Indicate areas of conformance and/or non-conformance.

See attached.

IX. FINAL COMMENTS

- A. Has a report on the environmental impact of this proposal been prepared? If so, please attach a copy of the report.
See attached Environmental Evaluation Checklist.
- B. List and describe any terms and conditions which the proposal should provide for or be made subject to.
None.

Please attach any other material which may be helpful in the evaluation of your proposal. A legal description and map of the affected property must be attached to this application.

The above information has been reviewed by all principals involved. I understand LAFCo may require additional information.

22 March, 1993

Date

Robert Brown
Signed

Agent
Title

March 31, 1989

89-96-1

Local Agency Formation Commission
County of Humboldt

Re: Annexation to the Redway Community Services District and
REDWAY FIRE DISTRICT

The undersigned, as property owner(s) of the indicated parcel(s)
hereby request that said parcel be considered for annexation to
the Redway Community Services District.

ASSESSORS

PARCEL NO.	PROPERTY OWNER	DATE	ADDRESS
213-306-06	<i>Arthur E. Bolton</i> Arthur E. Bolton	<i>4/6/89</i> Date	P.O. Box 167 Whitethorn, CA 95489
	<i>Margaret A. Bolton</i> Margaret A. Bolton	<i>4/6/89</i> Date	
	Kenneth R. Wallan	Date	
213-341-18	<i>Meredith P. Wallan</i> Meredith P. Wallan	Date	
213-342-06	<i>James O. Johnson</i> James O. Johnson	<i>4-17-89</i> Date	601 Hillcrest Dr. Garberville, CA 95440
213-342-07	<i>A. Marie Johnson</i> A. Marie Johnson	<i>4-17-89</i> Date	

March 31, 1989

89-96-1

Local Agency Formation Commission
County of Humboldt

Re: Annexation to the Redway Community Services District and
REDWAY FIRE DISTRICT

The undersigned, as property owner(s) of the indicated parcel(s)
hereby request that said parcel be considered for annexation to
the Redway Community Services District.

ASSESSORS

PARCEL NO.	PROPERTY OWNER	ADDRESS
213-352-02	T. M. Tobin	734 Cedar St.
2130352-05		Garberville, Ca. 95440
	Mrs. P. Bradley	2801 Oak Knoll Terrace
		Berkeley, Ca. 94705
	Mr. R. Connick	50 Margarita Rd.
		Berkeley, Ca. 94707
	Mrs. B. Howard	621 Miner Rd.
		Orinda, Ca. 94563
	Mrs. Chas. Lane	12660 Viscaino Court
		Los Altos Hills, Ca. 94022

Claire Lane

Claire Lane Apr. 6 - 1989

March, 1993

**Supplemental Information for LAFCO
Proposed Evaluation Policies**

91-96-2

1. Boundary Descriptions, Maps, etc. are attached.
2. Boundaries Following Natural Boundaries

The proposed annexation includes the entire southeastern area that is outside of the Redway Community Services District (RCSD), but adjacent to Redwood Drive. The proposal includes the entire parcel areas. The boundaries are north to the property lines along the section line and the Industrial Park Zone boundary east to Highway 101, west to the present RCSD annexed area and south to the Eel River.

This area also constitutes the southern extension of the Fire District Sphere of Influence.

3. Boundaries not Creating Island, Corridor or Strip

The area proposed for annexation is contiguous with the existing annexed area for more than $\frac{1}{4}$ mile in length and includes all unannexed parcels remaining within the Sphere of Influence to the southeast.

4. Boundaries Avoid Dividing Community

The area proposed is all inclusive and includes all parcels adjacent to Redwood Drive. This will not have a direct impact on dividing the community.

5. Prezoning

Prezoning is not required since area to be annexed will remain in County with current applicable zoning. Zoning for the project proposal was approved in 1992, consistent with the GRBA Community Plan.

6. Proposals to Consider Both Present and Future Needs/Services

The annexation will allow water and sewer services to be extended along Redwood Drive. Information has been submitted to RCSD for water and sewer needs for the Wallan and Johnson preliminary development plan. RCSD will be reviewing this information and will come to terms as to what capacity of water and sewer lines and other improvements will be necessary to serve the area to meet future needs. Preliminary meetings with RCSD (most recently March 10, 1993) have showed support for the project.

7. Serious Operational/Economic Problems

None are known to exist at this time. Concurrent with this proposal, these considerations will be reviewed by RCSD as well as the Redway Fire District (RFD).

8. Services

B. This proposal consists of annexation to existing multi-purpose districts (RCSD and RFD).

9. & 10. New Agency Formation

Not applicable.

11. A. Conformance to Land Use Provisions of the General Plan

The project is within the RCSD Sphere of Influence and is generally discussed in the County Community Plan. Annexation and extension of water services will allow for commercial/industrial designated and zoned area to be developed. In addition, existing adjacent lots will be available to be serviced, at their current land use.

For purposes of fire safety, the GRBA Community Plan recommends that the Board of Supervisors adopt a resolution of annexation of all areas ". . . not designated either T, P, Ag, or AL40." This proposal would be consistent with this policy and, with extension of water services, would allow the general area to have urban fire protection.

11. B. Ability to Finance Services

Owner(s) will finance; District will not be responsible for maintenance until after sewer line construction.

11. C. Service of Proposed Territory with Facilities/Personnel

Current growth rate within this area is slow. According to the GRBA, the entire planning area will need to accommodate only 124 additional housing units by the year 2000. Information is currently being reviewed by the RCSD and RFD to identify any potential needs.

11. D. Conformance with Sphere of Influence

The proposal is entirely within the RCSD and RFD adopted Sphere of Influence.

LOCAL AGENCY FORMATION COMMISSION
COUNTY OF HUMBOLDT
ENVIRONMENTAL EVALUATION CHECKLIST
INITIAL STUDY

INSTRUCTIONS: Pursuant to Sections 15080, 15081, and 15082 of the Public Resources Code (CEQA) and LAFCO rules for the implementation of CEQA, please complete the following questions. Please discuss all items answered in the affirmative on additional pages as needed.

Prepared by: <u>Robert Brown</u>	Applicant: <u>Wallan & Johnson</u>
(name)	(name)
<u>1864 Myrtle Avenue</u>	<u>601 Hillcrest Dr.</u>
(address)	(address)
<u>Eureka, CA 95501</u>	<u>Garberville, CA 95440</u>
(707) 445-2433	(707) 923-2293
(phone no.)	(phone no.)

Date prepared: April 19, 1989

Project Title: Annexation to Redway Community Svcs. Dist. (RCSD)
and Redway Fire District

I. GENERAL

1. Briefly describe the location of the proposed project:
Project area lies east of the community of Redway between Redwood Drive and Highway 101, south of Humboldt Redwoods State Park, primarily within the N $\frac{1}{2}$ Sec. 13 & 14, T4S, R3E, H.M.
2. Briefly describe the proposed project:
Annexation into the Redway Community Services District (CSD) and Fire District of approximately 260 acres of land.
3. Describe any potential primary effects of the project:
The area annexed will be able to be serviced with community water and sewer (RCSD) and Redway Fire Protection.
4. Describe any potential secondary effects of the project:
Subsequent to annexation, water and sewer lines and other improvements (described elsewhere in application) will be constructed to Evergreen Rd.
5. Describe the cumulative environmental impacts of the project:
The project will allow the annexed area to be developed consistent with current general plan designation and parcel size. No impacts would be anticipated from annexation based on information in the Community Plan (GRBA) or associated environmental documents.

II. PROJECT CHARACTERISTICS

- | | | |
|--|------------|----------------|
| 1. Is there or will there be a substantial body of opinion that considers the impacts of the proposal to be adverse? | <u>YES</u> | <u>NO</u> |
| | _____ | _____ <u>X</u> |

	<u>YES</u>	<u>NO</u>
2. Is the proposal in conflict with any adopted community environmental plans or goals (i.e. General Plan, etc.)?	<u> </u>	<u> X </u>
3. Will there be any physical development associated with the implementation of this proposal?	<u> X </u>	<u> </u>
4. Will the proposal have a negative aesthetic effect?	<u> </u>	<u> X </u>
5. Will the proposal cause (or be affected) by flooding, erosion and/or siltation?	<u> X </u>	<u> </u>
6. Will the proposal expose people or structures to major geologic hazards?	<u> </u>	<u> X </u>
7. Will the proposal have an effect on air or water quality or ambient noise levels?	<u> </u>	<u> X </u>
8. Does the proposal have the potential for contaminating a public water supply or ground water system?	<u> </u>	<u> X </u>
9. Will the proposal breach any published national, state, or local solid waste or litter control standard?	<u> </u>	<u> X </u>
10. Will the proposal affect any rare or endangered species (flora or fauna), or the habitat of such species?	<u> </u>	<u> X </u>
11. Will the proposal affect the movement of any resident or migratory fish or wildlife species?	<u> </u>	<u> X </u>

CERTIFICATION: I hereby certify that the statements furnished above and in any supplemental information attached present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

Date 22 March 1993

Robert Brown
(signature)

**Environmental Evaluation Checklist
Supplemental Information**

1. Adversity toward project - No

No adversity to the project was disclosed from any preliminary agency contact or surrounding land owners. Annexation was supported in the GRBA Community Plan. The Plan recommended that the Board of Supervisor pass a resolution for support of annexation. Though not yet implemented, the resolution would have included this area.

2. Community/Environmental Plans - No conflict known.

The proposal is within the adopted agencies sphere of influence and is supported by the Community Plan/related environmental documents. Construction of the proposed pond is consistent with the GRBA Plan's intent to allow for growth in this community.

There is always the potential that land development desires may change in the future and an amendment to the General Plan would be proposed. Extension of services may increase the carrying capacity of vacant land and thus help support future amendments towards more urban densities.

This potential for future growth will be limited by project designs which would require alteration, should additional parcels be approved as part of a subdivision. Also an important factor at this time would be the low growth figure of the entire community plan area; need is limited to only 124 additional housing units between 1984 and 2000 (of course, this growth rate can change with changing circumstances in years to come).

3. Associated Physical Development - Yes

After annexation, a sewer line will be extended to a commercial/industrial designated area. This and other proposed improvements will allow availability of services necessary to accommodate potential development for the industrial park which is currently in the initial construction stage. Water is currently developed and available to serve the commercial/industrial area.

4. Negative Aesthetic Effect - No

The proposal area for service is generally located on top of a hillside/bluff area which screens the majority of the developable area from local traffic and development. Greengulch areas as well as development limitations tied into existing slope conditions limit the extent of development and reinforce the urban/rural interface of the Redway community.

5. Flooding/Erosion/Siltation - Yes

The area where the proposal is located is primarily within a Slope Stability 2 Zone - Moderate Instability. The area north and west of Redwood Drive is outside of the FEMA mapped flood zone. The area south of Redwood Drive is within the FEMA mapped flood zone (see attached). Geologic/soil and flood investigation will be performed per County Subdivision or Land Development Standards at the time of any future development proposals. Annexation of these parcels will not subject development to flooding hazards when built consistent with development standards.

Standard construction specifications will be adhered to and regulated through the County encroachment permit process and State Waste Discharge Permit.

6. Geologic Hazards - No

The proposal area is outside any identified fault traces per County Services Seismic mapping or State Alquist-Priolo Study Zone.

7. Water Quality/Noise Levels - No

As the proposal is currently designated or planned for development, no impacts are anticipated. As the commercial/industrial area is developed, projects will be individually reviewed for potential impacts for a specific proposed use. This issue was considered during the recent zone change for the commercial/industrial area.

8. Contamination of Public Water Supply - No

Project is not located in an area that would directly impact the withdrawal area for community water. Construction of new water and sewer lines will be done per PUC and SWQCB standards.

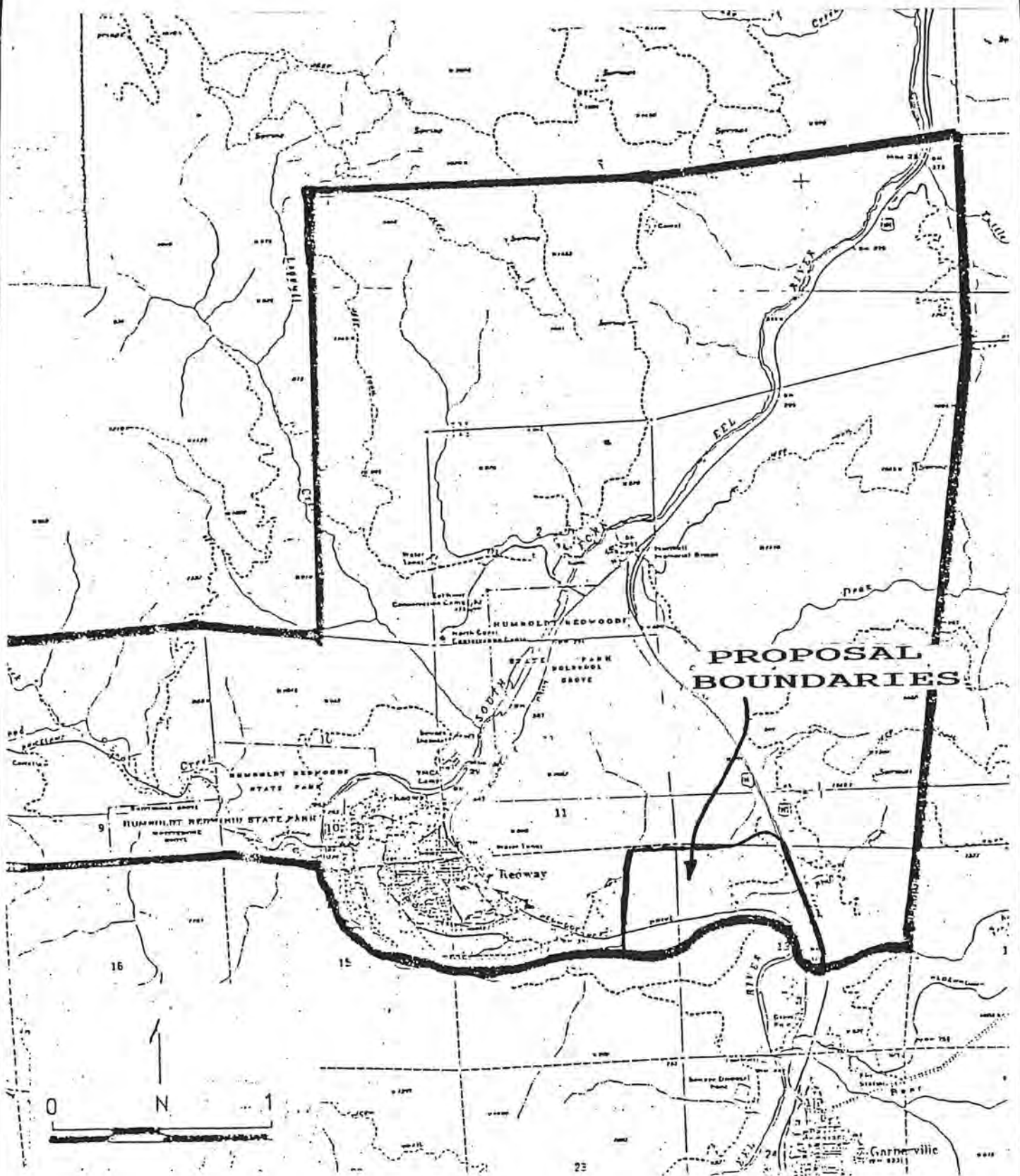
9. Solid Waste/Litter Control Standard - No

10. Endangered Flora/Fauna - No

The GRBA Community Plan identifies no such resource concern within the project area. None are identified on the County's Biological Resource Maps.

11. Effect on Migratory Fish/Wildlife Species - No

This proposal will not effect wildlife/fish resources in the area. Subsequent development will be reviewed for maintenance of streamside management areas and other existing standards or regulations.

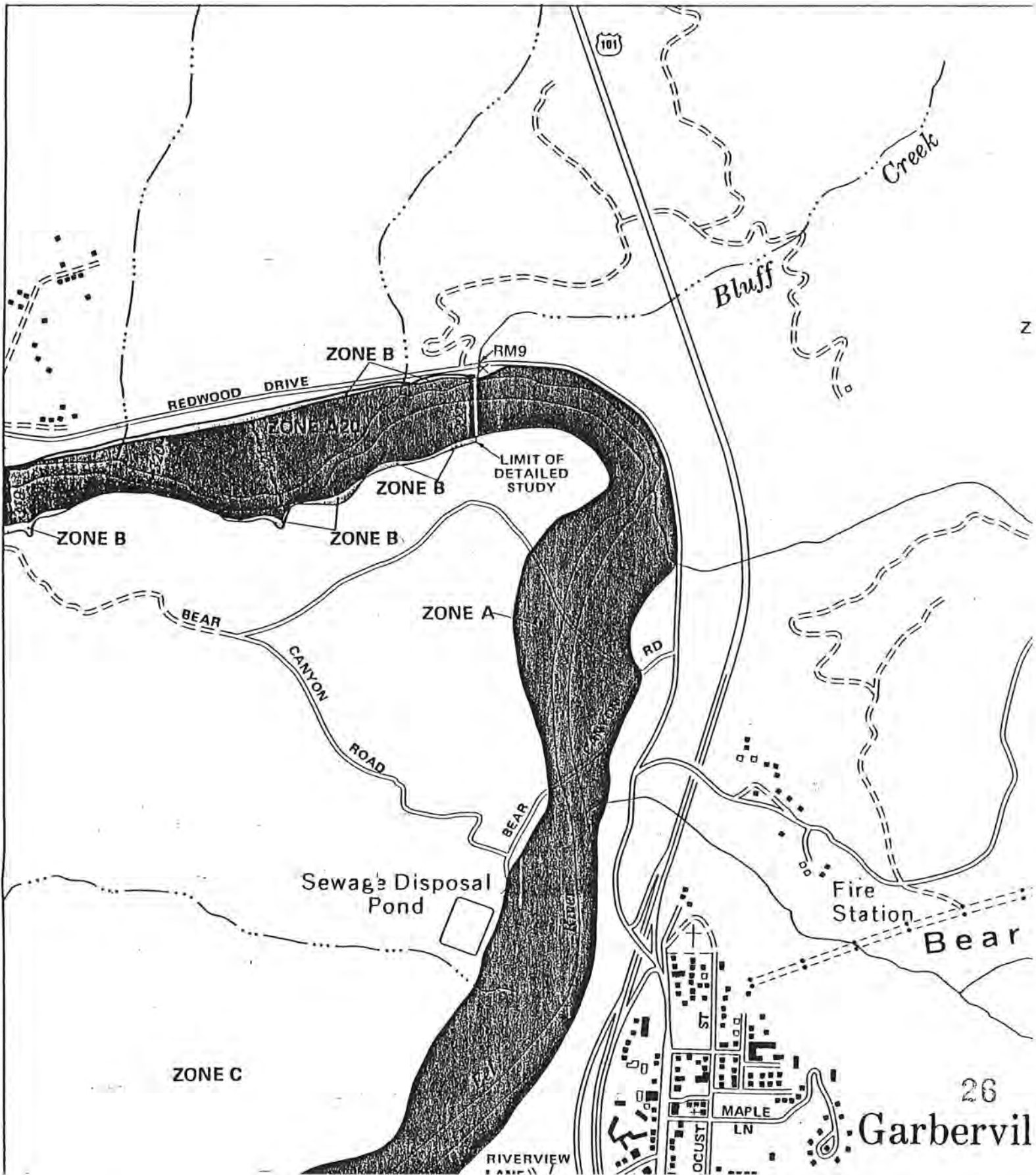


RISING SUN

PLANNING/PERMITTING
ENVIRONMENTAL CONSULTING

REDWAY FIRE PROTECTION DISTRICT

ADOPTED SPHERE OF INFLUENCE



**WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

ATTACHMENT D
LAFCo Resolution 93-04

WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

RESOLUTION 93-04

RESOLUTION OF THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION APPROVING
THE WALLAN AND JOHNSON ANNEXATION TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

WHEREAS, on March 22, 1993 an application was made by petition by property owners for the annexation of approximately (260) acres of land consisting of seven (7) assessor parcel numbers; and

WHEREAS, the stated purpose of the annexation was to provide sewer and fire protection services for the area; and

WHEREAS, a Certificate of Filing was issued by the Executive Officer of this Commission on July 26, 1993; and

WHEREAS, on September 1, 1993 a public hearing on this matter was conducted and information on the proposal was considered by this Commission as required by Section 56840 of the California Government Code; and

WHEREAS, said consideration was concluded on September 1, 1993; and

WHEREAS, all requirements of the California Environmental Quality Act have been complied with pursuant to Section 15096(a) of the Public Resources Code; and

WHEREAS, the Commission has reviewed the Environmental Document prepared for this project; and

WHEREAS, the proposal conforms with this Commission's adopted Proposal Evaluation Policies;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That all the foregoing recitations are true and correct.
2. That the Commission finds the environmental document prepared for this project to be pursuant to Section 15096(a) of the CEQA guidelines and finds this project to be De Minimis on Fish and Wildlife Resources as defined in Section 711.2 of the Fish and Game Code.

3. That the Commission finds the affected territory to be uninhabited as that term is defined by Section 56046 CGC (less than 12 registered voters).

4. That the Commission finds that the landowner petition was signed by 100% of the owners of property within the proposed annexation area.

Be it further resolved that this Commission authorizes the Redway Fire Protection District and the Redway Community Services District as the conducting authorities to conduct proceedings without the required notice and hearing and waive an election unless sufficient protests are received and not withdrawn which would require that an election not be held.

BE IT FURTHER RESOLVED that this Commission approves the proposal entitled "Wallan and Johnson annexation to the Redway Community Services and Redway Fire Protection Districts" as described in said annexation conditioned the payment of the \$25.00 Fish and Game exemption fee payable to the County Clerk

PASSED, APPROVED, AND ADOPTED on September 1, 1993 on the following vote, to wit:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

LOCAL AGENCY FORMATION COMMISSION

By _____
Chairman

ATTEST:

Thomas D. Conlon
Executive Officer

**WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

ATTACHMENT E
Environmental Review

FILE COPY
ORIGINAL

COUNTY OF HUMBOLDT
PLANNING DIVISION
LAFCo

3015 "H" Street, Eureka, CA. 95501

MEMO:

DATE: July 27, 1993

TO: Office of Planning and Research; Attn: Mike Chiriatti

FROM: Kevin Caldwell, Senior Planner

SUBJECT: Intent to adopt a Negative Declaration for the annexation of approximately 260 acres into the Redway Community Services District and the Redway Fire Protection District.

Dear Mike:

Attached is a completed Notice of Completion including ten (10) copies of the Negative Declaration packet. Copies of the packet have been sent to both the Northcoast Regional Water Quality Control Board and the Department of Fish and Game.

If you have any questions please feel free to call me.

Appendix C

Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916)445-0613

See NOTE below
SCH# <u>93081004</u>

Project Title:

Lead Agency: Humboldt County Planning Dept.

Street Address: 3015 H Street

City: Eureka

Zip: 95501

Contact Person: Kevin Caldwell, Senior Planner

Phone: (707) 445-7541 FAX: (707) 445-7446

County: Humboldt

Project Location

County: Humboldt

Cross Streets:

Assessor's Parcel No.

Within 2 Miles: State Hwy #:101 & 254

Airports:

City/Nearest Community: Redway, Garberville

Zip Code: 95542 & 95560

Total Acres: 260

Section: 11, 13 & 14 Twp.4S Range: 3E Base: HM

Waterways: Eel River

Railways:

Schools:

Document Type

CEQA: ☐ NOP

☐ Early Cons

☒ Neg. Dec.

☐ Draft EIR

☐ Supplement/Subsequent

☐ EIR (Prior SCH No.) _____

☐ Other _____

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other: ☐ Joint Document

☐ Final Document

☐ Other _____

Local Action Type

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ PUD

☐ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division

☒ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other _____

Development Type

☐ Residential: Units:

☐ Office: Sq.ft.

☐ Commercial: Sq.ft.

☐ Industrial: Sq.ft.

☐ Educational:

☐ Recreational

Acres:

Acres: Empl:

Acres: Empl:

Acres: Empl:

☐ Water Facilities: Type:

☐ Transportation: Type:

☐ Mining: Mineral:

☐ Power: Type:

☒ Waste Treatment: Type:

☐ Hazardous Waste: Type:

☐ Other _____

Project Issues Discussed in Document

☐ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☐ Geologic/Seismic

☐ Minerals

☒ Noise

☐ Population/Housing

☒ Public Service/Facilities

☐ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☒ Sewer Capacity

☒ Erosion/Comp/Grading

☐ Solid Waste

☐ Toxic/Hazardous

☐ Traffic/Circulation

☐ Vegetation

☐ Water Quality

☐ Water Supply/Grndwtr

☐ Wetland/Riparian

☐ Wildlife

☐ Growth Inducing

☐ Landuse

☐ Cumulative Effects

☐ Other _____

Present Land Use/Zoning/General Plan Use

Present Land Use: The annexation area is currently being developed as a light industrial business park.

Present Zoning: Business Park, Light Industrial, Forest Recreation and Agriculture General

Present General Plan: Industrial General, Commercial Services, Commercial General and Agriculture Rural

Project Description

Annexation of approximately 260 acres into the Redway Community Services District and the Redway Fire Protection District

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Appendix C *continued*

Reviewing Agencies Checklist

- ☐ **Resources Agency**
- ☐ Boating & Waterways
- ☐ Coastal Commission
- ☐ Coastal Conservancy
- ☐ Colorado River Board
- ☐ Conservation
- ☒ **S** Fish & Game
- ☐ Forestry
- ☐ Office of Historic Preservation
- ☐ Parks & Recreation
- ☐ Reclamation
- ☐ S.F. Bay Conservation & Develop. Comm.
- ☐ Water Resources

Business, Transportation & Housing

- ☐ Aeronautics
- ☐ California Highway Patrol
- ☐ CALTRANS District #1
- ☐ Department of Transportation Planning (HQ)
- ☐ Housing & Community Development

Food & Agriculture

Health & Welfare

- ☐ Health Services

State & Consumer Services

- ☐ General Services
- ☐ OLA (Schools)

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- ✓** = Suggested distribution

Cal-EPA

- ☐ Air Resources Board
- ☐ APCD/AQMD
- ☐ California Waste Mgmt Board
- ☐ SWRCB: Clean Water Grants
- ☐ SWRCB: Delta Unit
- ☐ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☒ **S** Regional WQCB #1 Northcoast

Youth & Adult Corrections

- ☐ Corrections

Independent Commissions & Offices

- ☐ Energy Commission
- ☐ Native American Heritage Comm.
- ☐ Public Utilities Commission
- ☐ Santa Monica Mountains Conservancy
- ☐ State Lands Commission
- ☐ Tahoe Regional Planning Agency

- ☐ Other

Public Review Period (to be filled in by the lead agency)

Starting Date: July 30, 1993

Ending Date: August 30, 1993

Signature: K. Caldwell

Date: 7.27.93

Lead Agency (Complete if applicable):

Consulting Firm: Rising Sun Enterprises
 Address: 1864 Myrtle Avenue
 City/State/Zip: Eureka, CA. 95501
 Phone: (707) 445-2433
 FAX:

Applicant: Wallan & Johnson

Address: 601 Hillcrest Drive
 City/State/Zip: Garberville, CA. 95542
 Phone: (707) 923-2293
 FAX:

For SCH Use Only:

Date Received at SCH _____
 Date Review Starts _____
 Date to Agencies _____
 Date to SCH _____
 Clearance Date _____

Notes:

WALLAN AND JOHNSON ANNEXATION
TO THE
REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE PROTECTION
DISTRICT

Project Location

The annexation area and location for proposed improvements is indicated on Figure 1. The "Meadows" Business Park is identified by Humboldt County Assessor's Parcel Number 223-161-02 (see Figure 2). The site is currently zoned as Business Park Design Review (MB-D) and Industrial Design Review (C-3-D) (see Figure 3).

Project Description/Background

An application has been filed with the Local Agency Formation Committee (LAFCO) to annex approximately 260 acres, including the project area, into the Redwood Community Services District (RCSD). Assuming this annexation is approved, water and sewer will be supplied by the RCSD, fire protection by Redway Fire Protection District. The Fire District has previously reviewed this project and found it to be within their capacity. Specific water supply requirements have been incorporated into the design of the water system.

The majority of construction activity will include installation of the proposed sewer water main and appurtenances. Construction operations will occur per standard construction requirements. Traffic control during construction periods will also be per required standards and reviewed through an encroachment permit by Humboldt County Public Works Department. Since this aspect of the project is required to follow specific standards, no impacts are anticipated when construction occurs according to those standards.

Another aspect of the proposed project is the development of the Meadows Business Park. This received approval by the Humboldt County Planning Commission on May 7, 1992, which included adoption of a negative declaration. Supporting environmental information was included in application submittal information for Wallan and Johnson Construction by Rising Sun Enterprises, March, 1991. Information in this document and in the County adopted negative declaration is included by reference.

The Final Environmental Impact Report for the Garberville/Redway/Benbow/Alderpoint Community Plan was approved on May 5, 1987. Both the Plan and the EIR are quoted in several of the following sections. These two documents and the project file are incorporated into this review by reference.

Another aspect of the proposed project would be construction related activities to the sewer treatment plan facility, which includes construction of improvements.

Another aspect of the proposed project, as analyzed, is the impacts that this annexation and the resulting construction will have on Redway Community Services District and its abilities to

provide continued services both for existing and potential growth in the area. In response to these concerns, the reader is directed to review the report (Attachment A) prepared by Selvage, Heber and Nelson, Consulting Engineers.

Redway Community Services District

The following information summarizes water and sewer issues in the Community Plan and the EIR as well as the June, 1993 report prepared by SHN, attached and incorporated by referenced (Attachment A).

Wastewater

The GRAB EIR states that:

"Impacts of providing services to (these areas) would be substantial for any of the alternatives, both in terms of physical construction impacts and socio-economic costs. Substantial growth might be induced to achieve economic feasibility. Construction impacts of installing the sewer lines would be just one component of the overall construction impacts of road building, storm drains, water and other utility installations. Major modifications at the existing treatment plants such as adding raceways, clarifiers or additional oxidation ponds, or construction of a new plant would also be anticipated impacts. One potential site for a new treatment plant would be the proposed CG (Commercial General) area on the south side of Redwood Drive, and would require about 5 acres for the ponds and rest of the plant system. This plant location would be directly upstream of the Redway water intake, and may conflict with that use.

"Facilities costs and feasibility of various alternatives are difficult to estimate. An engineering reconnaissance would need to be conducted to provide a more focused assessment. In general terms, sewer connection costs typically run around \$3,000-\$4,000 per lot, and water connections run about \$1,500-\$2,500 per lot (Selvage). Where the costs of the needed improvement exceed these generalized per lot costs, project feasibility begins to be in doubt. For the west of freeway Urban Reserve area and associated commercial and industrial area, which would, under the proposed plan, have the potential for a maximum of about 500 lots. This would, based on the per lot costs estimates, provide for \$2,000,000 in allowable sewer improvement costs (and \$1,250,000 in allowable water improvement costs). Because of the uncertainties with respect to the possible required improvements, it is too speculative to estimate whether these revenues would be sufficient." (GRAB EIR)

Redwood Community Services District, responsible for providing sewage disposal services, has indicated that they desire to provide sewer services for this development. Should the District upgrade their sewage treatment facilities in the future, this area, plus surrounding developable areas, could be tied into the RCSD system.

Short-term impacts associated with project construction along Redwood Drive will occur during installation of the proposed sewer water main and appurtenances. Construction operations will occur per standard construction requirements and be monitored under conditions stipulated by Humboldt County Public Works and RCSD.

The Garberville-Redway-Benbow-Alderpoint Community Plan, Section 3210.3 requires that, for the industrial area along Redwood Drive and the CS/IG area on the west side of the freeway geologic investigation and engineered grading plans are required prior to significant earth moving. The amount of earth moving required will be minimal and will be only that amount necessary for placement of water and sewer lines along Redwood Drive. This requirement in the Plan refers to actual construction within the zoned areas and not for the proposed utility construction. The proposed pond is also out of the area described herein. Therefore, the project is consistent with that policy.

Project

A total of 3,300 gallons per day (gpd) of wastewater will be generated by the 39 lots in the "Meadows" business park subdivision. Anticipated subdivision design flows (3,300 gpd) at buildout are not expected to be realized for an estimated 5 years. Six additional parcels along Redwood Drive (not associated with the "Meadows" business parking development, but in the proposed annexations area) are proposed to be included into the RCSD. These parcels are designated as Agricultural Lands (AL) and Commercial General (CG) in the County General Plan (Garberville/Redway/Benbow/Alderpoint Land Use Plan). If these areas develop a water supply (on-site well or RCSD water system), they could generate an additional $\pm 1,900$ gpd of wastewater to the RCSD wastewater systems, if and when they hook up to the system.

Wastewater generated (design flow 3,300 gpd) at the "Meadows" business park is proposed to be transmitted through a gravity sanitary sewer main in Evergreen Road, to a sanitary sewer force main in Redwood Drive, to the existing RCSD sewage lift station at West Coast Road, approximately 4,100 lineal feet from the Redwood Drive/Evergreen Road intersection.

The proposed intertie corridor with RCSD is along Redwood Drive. The sanitary sewer gravity/force main will be located along Redwood Drive, immediately south of the existing paved road section.

An intermediate sewage lift station will be required to provide adequate hydraulic characteristics along the sewer force main intertie system. The lift station will be designed for near future upgrade capability to accommodate wastewater flow ($\pm 1,900$ gpd) from the other six parcels within the proposed annexation boundary as well as the Business Park flow (3,300 gpd) and an estimated future inflow and infiltration (I/I) surcharge from the annexation area.

WJC proposes that the intertie system be constructed to RCSD standards, allowing RCSD to operate and maintain the system upon annexation.

Existing estimated RCSD treatment plant peak hydraulic capacity is 0.350 million gallons per day (MGD), with average dry weather flows currently estimated to be 0.110 MGD.

Estimated annexation area flows, based upon existing land use designations and use of parcels, are 0.0052 MGD. Assuming potential future I/I of 10% indicates a design flow to RCSD of 0.0057 MGD.

Wet weather inflow/infiltration (I/I) to the RCSD collection system surcharges flows to the treatment plant, at times in excess of the 0.350 MGD peak capacity. To accommodate existing I/I storm flows to the system, a surcharge flow equalization pond will be constructed at the existing RCSD wastewater treatment plant (POTW) site.

The wastewater collection, treatment and disposal facilities operated by RCSD can accommodate the additional "Meadows" business park generated flows during normal dry weather operation, but may be negatively impacted during peak, wet weather storm flows. Conditions of approval for annexation to RCSD will be negotiated between the District and WJC. Potential system improvements may include:

- *lift station(s) capacity modification/new construction.
- *treatment plant capacity modification:
- *clarifier capacity (unknown until design specifies generated);
- *surcharge protection/flow equalization (600,000 gallons \pm pond);
- *intermediate hydraulic facilities that transfer wastewater through the treatment plant.

WJC may participate in portions of any of all or these improvements.

The June, 1993 report prepared by SHN (attached) specifies project specifics.

No impact to the existing facilities or growth inducing impact would result as a result of these improvements. But these improvements will need to be completed as a requirement for RCSD to extend services into the annexation area.

It is, therefore, proposed to include a mitigation measure that specifies that "the extension of sewer services will be conditional upon the District's (RCSD's) approval of a development agreement and completion of the improvements.

Water Supply

The Garberville-Redway-Benbow-Alderpoint (GRBA) Community Plan EIR states that:

"The Redwood Community Services District is the largest water supplier in the Planning Area. Total use in 1984 was 74.8 million gallons, with a peak monthly use in July of 12.4 million gallons, and a maximum daily demand of 0.71 million gallons. The district has current water rights to divert a maximum of approximately 1.4 cfs (equivalent to approximately 0.9 million gallons per day)

from the South Fork Eel. The District also has a spring capable of delivering 60 gallons per minute, for a total system delivery capacity of about 1 million gallons per day (Weideman). The system is currently operating at about 75% of capacity. However, during peak demand, the pumps are on over 20 hours a day. Additional storage capacity (emphasis added) is needed to meet any significant increase in demand (Weldon, LAFCO, 1985). Existing storage capacity may not meet State per capita standards." (GRBA EIR) "Significant effects of reduced low flows might, most directly, be related to fisheries and cold freshwater habitat values. Municipal water supply, recreational uses, groundwater recharge and wildlife, including rare and endangered species, could also be affected." (GRBA EIR)

"Reducing low flows during and increasing number of water years could significantly affect fisheries by raising water temperatures, reducing dissolved oxygen, delaying upstream migrations, subjecting fish to increased predation and poaching, and by generally increasing stress on fisheries stocks." (GRBA EIR)

"Project effects can be reduced by either reducing demand or increasing flows during low water periods. The most direct and effective method of reducing the projected demand is to reduce densities proposed by the project. Eliminating the proposed "Urban Reserve" areas would reduce the potential additional demand by about half. This would largely eliminate significant effects. Alternately, the Plan could limit the density of the Urban Reserve areas to 4 units/acre for instance. This would reduce but not eliminate significant effects. The Plan could also condition the proposed industrial area designation adjacent to the Conservation Camp to restrict the uses to those not requiring substantial processing or cooling water." (GRBA EIR)

Other methods to reduce the concerns expressed in the GRBA EIR include developing alternative water sources and additional storage capacity.

Project

Water supply to the "Meadows" business park will initially be by an existing water supply, transmission and storage system owned and operated by WJC, located east of the project in the hills above Highway 101. Water storage capacity for the "Meadows" business park portion of the proposed annexation will be the existing 100,000 gallon water storage tank developed to serve the proposed subdivision. Currently, WJC has no plans to hookup to RCSD water. However, WJC may submit an application for water service in the future. The water system has been previously reviewed by CDF and the Redway Fire Protection District as part of the negative declaration proposal for the Industrial Park Subdivision.

As future commercial development occurs (consistent with general plan designation), additional storage tanks, lift stations and mainline would be installed to accommodate new pressure zones and service characteristic requirements.

Finalization of line sizing and storage tank lift station capacities will be dependent upon fire flow and Redway Community Services District requirements.

Phased development will be controlled by available water allocations and storage capacities, determined by Redway Community Services District.

A similar mitigation measure can be required for water that "extension of water services will be conditioned upon the District's (RCSD's) approval of a development agreement and completion of improvements.