



NOTICE OF HEARING/PROCEEDINGS

ANNEXATION OF THE CREEKSIDE HOMES SUBDIVISION AND ENNES PARK EXPANSION TO THE CITY OF ARCATA

NOTICE IS HEREBY GIVEN that the Humboldt Local Agency Formation Commission ("LAFCo" or "Commission") will hold a public hearing on January 20, 2021 at 9:00 a.m., or as soon thereafter as the matter can be heard, to consider the proposed *Creekside Homes Annexation to the City of Arcata* ("Proposal"). Due to COVID-19 restrictions and public safety concerns, the Commission will conduct this hearing entirely by teleconference. No physical location for the meeting will be available. Anyone who wishes to participate in the meeting should consult the meeting agenda for the Zoom call-in telephone number. The agenda will be posted on the Commission's website at least 72 hours before the scheduled start time of the meeting.

Proceedings for this annexation were initiated by the City of Arcata. The proposal includes annexation of approximately 21.6 acres of land (4 parcels) located adjacent to the City boundary along Foster Avenue and Stewart Avenue (Exhibit A). As Responsible Agency, the Commission's action also requires the consideration and formal adoption of the City prepared Environmental Impact Report for the Proposal.

According to the application, the proposed annexation would allow for development of the Creekside Homes subdivision which would "create new housing units and supportive facilities that will serve Arcata residents." The Creekside Homes subdivision consists of 32 single-family residences and 32 accessory dwelling units, a 100-bed memory care facility, and 25 senior-restricted neighborhood cottage units. Additionally, the annexation will also include and allow for future expansion of Ennes Park off on Stewart Avenue which "would allow the city to apply and enforce use regulations arising under the City of Arcata Municipal Code for the Ennes Park site."

Please note: The City has received written consent from all landowners within the proposed annexation area. In accordance with Government Code Section 56662, the Commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely.

After initial review and comment from potentially affected local agencies, LAFCo staff will be analyzing and presenting a proposed modified annexation boundary which will include additional parcels within the Janes Creek Stormwater Drainage District. This modified boundary (as shown in Exhibit B) would include parcels along the south side of Foster Avenue up to Janes Road and an agricultural parcel on the north side of Foster Avenue that is to be deeded to the City as a conservation easement. This modified boundary would include all remaining unincorporated parcels of the Drainage District into the City boundary and transfer road maintenance responsibility from the County to the City for the entire segment of Foster Avenue up to Janes Road. **Should the Commission choose to approve the modified boundary, a protest hearing will be held at a subsequent date with additional notice to affected landowners.**

At the hearing on January 20, 2021, the Commission will consider all oral and written testimony of any interested persons or affected agencies. The Commission will consider the report of the Executive Officer and may approve, amend or deny the proposed annexation. Copies of all documents relating to the proposed annexation are available for review on the Humboldt LAFCo website, <https://humboldtlafco.org/arcata-creekside-annexation/>.

Written comments must be received by Humboldt LAFCo by 12:00 p.m. the day prior to the meeting in order to be distributed to Commissioners. Please direct comments, questions, and requests to review documents to Humboldt LAFCo, 1125 16th Street, Suite 202, Arcata, CA 95521. Phone: (707) 445-7508. E-mail: krystleh@humboldtlafco.org (preferred).

Note: State Law requires that LAFCo notify various parties, such as landowners and registered voters, both within and adjacent to the affected territory. For this reason, you may receive multiple copies of this notice.

Exhibit A – City Proposed Annexation Boundary

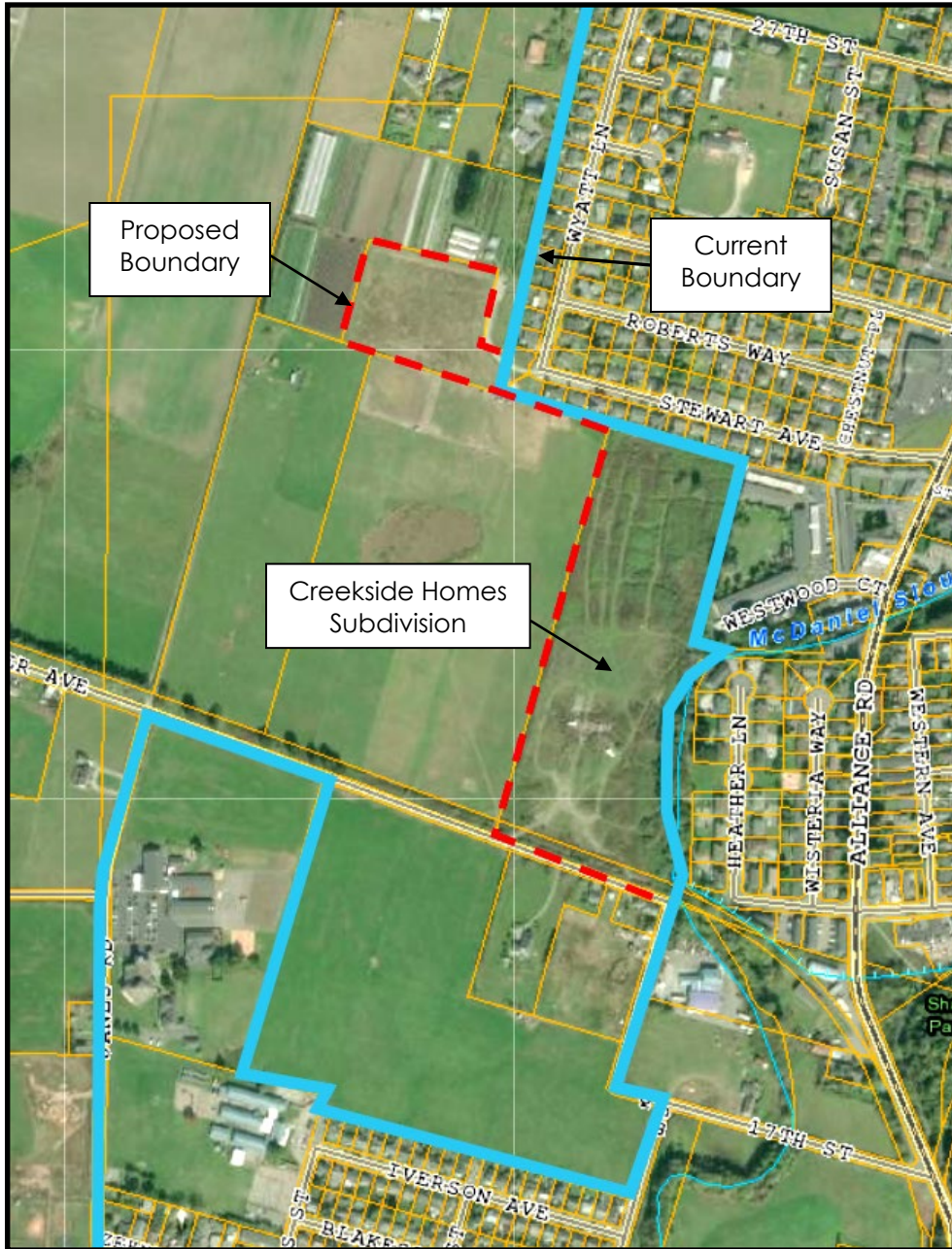


Exhibit B – Potential Modified Annexation Boundary

