



## NOTICE OF RECONSIDERATION HEARING

### 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 **March 17, 2021 at 9:00 a.m.**, or as soon thereafter as the matter can be heard, to consider a request for reconsideration of Humboldt LAFCo's Approval of the *Modified 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 originally initiated by the City of Arcata. Their proposal included annexation of approximately 21.6 acres of land (4 parcels) located adjacent to the City boundary along both 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."

After initial review and comment from potentially affected local agencies, LAFCo staff analyzed and presented a proposed modified annexation boundary that included 5 additional parcels for a total of 76.7 acres (9 parcels). This modified boundary (as shown in Exhibit B) included 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 Janes Creek Stormwater 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. At the January 20, 2021 Regular Commission meeting, a noticed public hearing was held during which the Commission choose to adopt the Modified Creekside Annexation with conditions as set forth in LAFCo Resolution No. 21-01, which also included a CEQA Addendum to the City's EIR for the Creekside project.

A reconsideration request has been submitted to LAFCo which requests that only the Creekside Homes subdivision parcel be annexed to the City. At the next regular commission meeting on March 17, 2021, the Commission shall consider the request for reconsideration including new or different facts not previously considered by LAFCo and receive any oral or written testimony. At the conclusion of its consideration, the Commission may approve with or without amendment, wholly, partially, or conditionally, or disapprove the request. Copies of all documents relating to the proposed annexation and reconsideration are available for review on the Humboldt LAFCo website, <https://humboldtlafo.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@humboldtlafo.org](mailto:krystleh@humboldtlafo.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

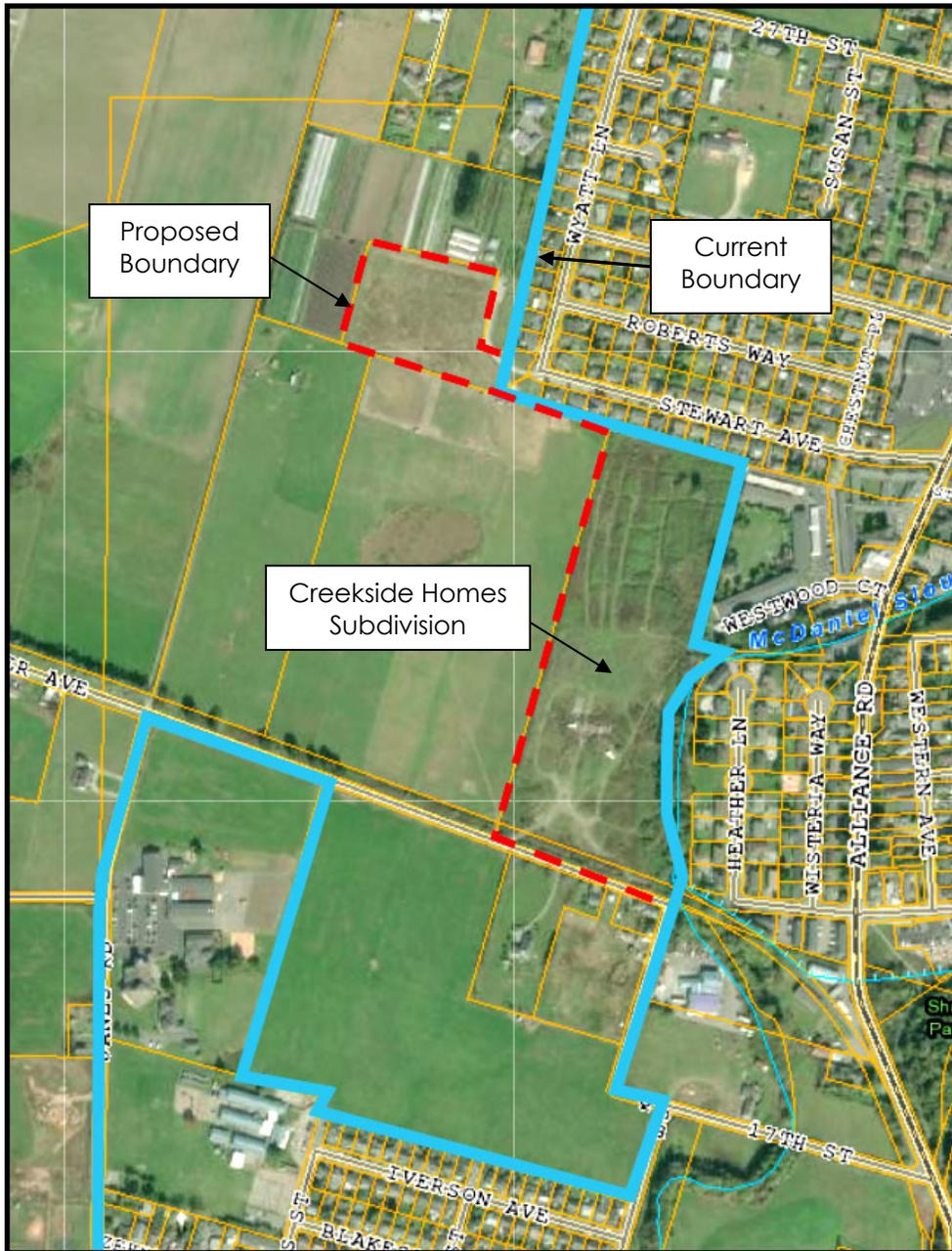


Exhibit B – Modified Annexation Boundary

