



AGENDA ITEM 6.A.

MEETING: February 18, 2025
TO: Trinity LAFCo Commissioners
FROM: Colette Santsche, Executive Officer
SUBJECT: Proposed Horse Tail Hill Road Annexation to Trinity County Waterworks District #1

BACKGROUND

Proceedings for this annexation were initiated by the Trinity County Waterworks District #1 (TCWWD #1 or District). The proposal includes annexation of a single parcel consisting of 20.22 acres of land located outside and adjacent to the District boundary along Horse Tail Hill Road at Cedar Gulch Road. The District proposes annexation of APN 014-430-051 in order to serve an existing cannabis cultivation site that has no permanent residences on site and a reported dry well.

DISCUSSION

Reasons for the Proposal

According to the District's application, the reason for the proposed annexation is as follows:

1. To provide potable water service to a licensed cannabis farm that has 10 permitted structures and a 420-foot dry well on the property.

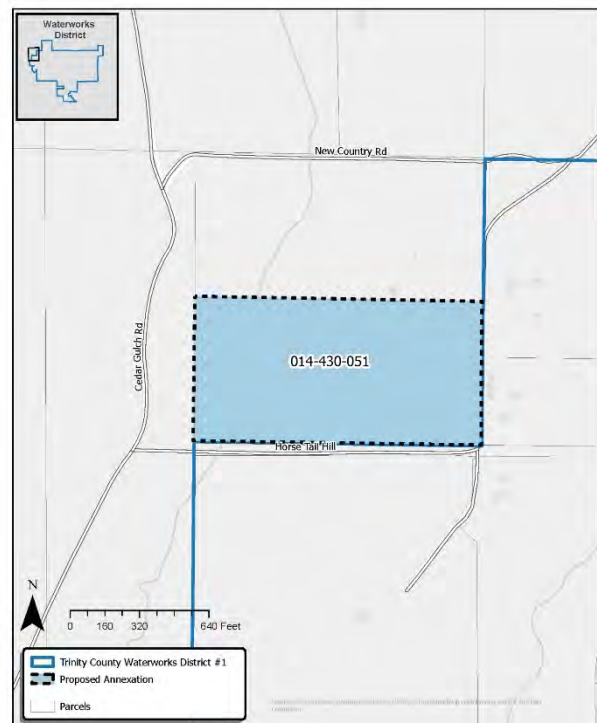
Description of Annexation Area

The proposed annexation area is located on the north side of Horse Tail Hill Road at Cedar Gulch Road and consists of a single parcel that is developed with various out buildings and greenhouses that support a cannabis farm. The western portion of the parcel along Cedar Gulch is within a FEMA Flood Zone A which indicates an area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.

Provision of Public Services

The proposed annexation area is currently served by an existing water line from an adjacent parcel. Upon annexation, TCWWD#1 would install a new meter on the subject property to accurately track water utilized on the parcel.

Wastewater service is currently provided by an onsite septic system and there are no existing or proposed permanent housing units for the site that would require additional service. However, if the property owner would like to apply for wastewater services from TCWWD #1 in the future, they would be able to do so.



Additional services provided to the proposed annexation area include fire protection and emergency response provided by Hayfork Fire Protection District, police services by the Trinity County Sheriff's Office, and ambulance services provided by Trinity Life Support Community Services District.

Road maintenance and drainage/stormwater services are not provided by the County. Residents along Horse Tail Hill Road and Cedar Gulch Road are responsible for maintenance and repair of the road system.

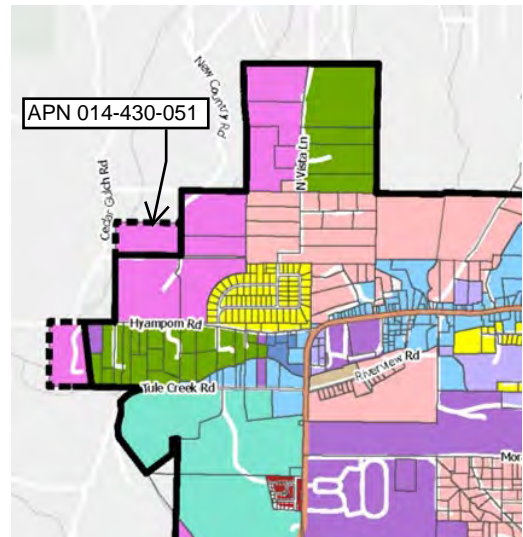
In response to LAFCo's referral to affected and interested agencies dated October 28, 2024 (see Agency Referral, Attachment B), comments were received from the Trinity County Planning Department and Department of Transportation. The Planning Department stated that there were no issues with the proposed annexation and they requested that the Trinity County Resource Conservation District be informed when annexations are finalized so that the County's online web map could be updated. The Department of Transportation provided a list of County maintained roads and clarified that only road maintenance is provided to these roads. Upon further discussion with department staff, it was clarified that the County does not provide road maintenance or stormwater services to Horse Tail Hill Road.

Land Use

Land uses within the proposed annexation area are currently subject to the Trinity County General Plan and Zoning Regulations.

- APN 014-430-051: Currently designated as Agricultural (A) under the Trinity County General Plan – Hayfork Community Plan and zoned Agricultural – Minimum 20 acres (A-20) with a Flood Hazard (FH) overlay due to its proximity to the natural drainage feature Cedar Gulch.

Surrounding land uses include primarily Agricultural with some Single Family Residential to the southeast along Circle Drive. There are no proposed changes to the current land uses and no development is proposed as part of the application.



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

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

- The annexation area is considered uninhabited (less than 12 registered voters). Total assessed value of the property (land and improvements) is \$745,245.
- TCWWD #1 operates and maintains a local water system that includes Ewing Reservoir where water diverted from Big Creek is stored. The District has 599 residential connections and 99

commercial connections. The District typically sees peak water flows in summer to early fall. In 2023, peak flows occurred in July with a total demand of 15,378,400 gallons. Since the proposed annexation area is already served water from TCWWD #1 through an adjacent parcel, there will be no additional impact to water services provided by the District.

- Wastewater services for the proposed annexation area are provided by an individual on-site septic system.
- The parcel within the annexation area has an Agricultural Land Use designation and is zoned Agricultural – Minimum 20 acres. No changes to the land use is proposed and it will continue to support cannabis cultivation.

Other Considerations

- LAFCo Boundary Change Policies

Trinity LAFCo has adopted Boundary Change Policies governing common applications and LAFCo studies considered by the Commission. Specifically, staff finds that the proposal is in conformance with the Commission’s policy objectives and standards for the evaluation of proposals.

- Agency Comments

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see Attachment B). LAFCo received comments on the proposal from the Trinity County Planning Department indicating they are not opposed to the annexation. Comments were also received from the Department of Transportation stating as follows:

“In order to be considered for acceptance into the County road system, a road must be deemed to be required for the general public convenience and meet County road design and construction standards. A road of purely local interest would not qualify.”

Department staff also provided a complete list of County maintained roads which indicated that Horse Tail Hill Road is not maintained by Trinity County. It was also clarified that stormwater services are also not provided by the County. These corrections have been noted in all further correspondence.

- Property Tax Exchange

Upon annexation, the subject parcel will be assigned to Tax Rate Area (TRA) 056-005 once annexation is complete, according to the County Assessor and Auditor-Controller.

- Environmental Review

All matters that involve discretionary actions are subject to the applicable provisions of the California Environmental Quality Act (CEQA). TCWWD #1, as lead agency, has determined that the proposed annexation is categorically exempt from further review pursuant to CEQA Guidelines Section 15319(a): Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have the capacity to serve only the existing facilities.

- Conducting Authority Proceedings

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

RECOMMENDATION

The proposed annexation to TCWWD #1 appears appropriate relative to the factors required by statute for consideration. It is recommended the following conditions of approval be applied with delegation to the Executive Officer to determine when the requested actions have been sufficiently satisfied before proceeding with a recordation.

- Completion of the 30-day reconsideration period provided under G.C. Section 56895.
- Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
- 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.

- Alternative Action One (Recommended):
Adopt the draft resolution identified as Attachment D, approving the proposal with the recommended conditions along with any desired changes as requested by the Commission.
- Alternative Action Two:
Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.
- Alternative Action Three:
Deny the proposal. Denial would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

Procedures for Consideration

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

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

"I move to adopt Resolution No. 25-02, approving the Horse Tail Hill Road annexation to the Trinity County Waterworks District #1, as described in the staff report, and subject to the recommended conditions".

Attachments

Attachment A: Required Factors for Review
Attachment B: LAFCo Notice of Filing (referral)
Attachment C: Agency Comments
Attachment D: Resolution 25-02

ATTACHMENT A ANALYSIS OF REQUIRED FACTORS

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

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

APN 014-430-051 is located along Cedar Gulch and has low to moderate slopes. The surrounding area contains open grasslands with mixed conifers and oaks. Land uses within the annexation area are subject to the Hayfork Community Plan (HCP) and the parcel is currently designated Agricultural (A) and zoned Agricultural – Minimum 20 acres (A-20) with a Flood Hazard (FH) overlay due to its proximity to the natural drainage feature Cedar Gulch. Adjacent parcels surrounding the proposed annexation area are also designated Agricultural (A). The annexation area is classified as uninhabited (less than 12 registered voters). Total assessed value of properties (land and improvements) is \$745,245. The proposed annexation has 100% landowner consent.

The Draft Hayfork Community Plan, part of the Trinity County 2050 General Plan Update, notes that the overall population of the Hayfork area decreased from 1990 to 2020 by approximately 268 people. The change from 2010 to 2020 was recorded to be 10 people, which indicates that the population has seen no significant change over the last decade.

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.

The need for expanded community services within the affected territory includes water services only. An analysis of the availability and adequacy of services relative to projected needs of the annexation area follows.

- o Water

TCWWD #1 operates and maintains a local water system that consists of Ewing Reservoir where water diverted from Big Creek is stored, a treatment plant, two 500,000 gallon steel tanks located near the treatment plant, two 25,000 gallon tanks located on North Vista Lane, and various types of water mains including PVC, steel, and asbestos cement. An additional raw water pipeline was constructed to provide irrigation water for the fairgrounds, Hayfork High School, Hayfork Elementary School, and the cemetery. Separation of potable and non-potable water for major consumers has led to an estimated 20 percent reduction in potable water use.

TCWWD #1 has 599 residential connections and 99 commercial connections. The District typically sees peak water flows in summer to early fall. In 2023, peak flows occurred in July with a total demand of 15,378,400 gallons.

According to the District, APN 014-430-051 is served by an existing water line from a neighboring parcel. Upon annexation, TCWWD #1 would install a separate meter for APN 014-430-051 to accurately track and bill water utilized on the parcel.

- o Wastewater

Wastewater service is currently provided by an onsite septic system, with no existing or planned permanent housing units requiring additional service. However, if the property owner seeks wastewater services from TCWWD #1 in the future, they may apply for a connection.

- o Fire Protection

Fire Protection services are provided by Hayfork Fire Protection District. No change in boundaries or services is proposed.

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 to the TCWWD #1 would not substantially expand District boundaries. In addition, no new water service is proposed to the parcel. The annexation would allow the District to install a separate meter to accurately track and bill water usage for the parcel. The annexation would have no perceived effect on adjacent areas, mutual social or economic interests or county government structure.

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

The annexation does not involve significant changes to the type or level of services provided, would not convert agricultural land or open space uses, and does not propose to change land uses or land use patterns. Therefore, the proposal does not conflict with G.C. Section 56377.

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

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

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

The annexation area is adjacent to the current jurisdictional boundary of the TCWWD #1. The proposed annexation does not create any islands or abnormalities in the District boundary. The annexation area boundaries have been drawn to follow Assessor's parcel lines.

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

The 2024 Trinity County Regional Transportation Improvement Program (RTIP) was adopted in December 2023 by the Trinity County Transportation Commission. It is the implementation document that corresponds with the 2022 Trinity County Regional Transportation Plan that was adopted in February 2023. No specific projects are included in the RTP involving the affected territory.

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

Land uses within the annexation area are subject to the Hayfork Community Plan (HCP), in addition to the Trinity County General Plan and Zoning Ordinance. The 2050 General Plan includes Policy LU 2.1 – Rural Character which states:

Support the county rural character, which is predominantly a visual landscape of open spaces, mountains, forests, and farms, by ensuring that new development occurring in rural communities is in character with those communities and consistent with the community plan if one is applicable.

The proposed annexation is consistent with this policy in that it supports existing agricultural uses and no further development of the area is proposed. Only the existing cannabis cultivation site will be served by water from TCWWD #1. The parcel maintains an onsite septic system and is not proposed to be sewerred at this time.

The HCP does not include any policies or implementation programs that are applicable to the proposed annexation.

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

The proposed annexation is within the proposed sphere of influence for TCWWD #1 as described in the recent MSR/SOI Update. Therefore, the annexation is consistent with the planned future service area of TCWWD #1, as determined by the Commission.

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

Upon receiving the application, LAFCo staff circulated a Notice of Filing (referral) to interested and subject agencies (see [Attachment B](#)). LAFCo received comments on the proposal from the Trinity County Planning Department indicating they are not opposed

to the annexation. Comments were also received from the Department of Transportation stating as follows:

"In order to be considered for acceptance into the County road system, a road must be deemed to be required for the general public convenience and meet County road design and construction standards. A road of purely local interest would not qualify."

Department staff also provided a complete list of County maintained roads which indicated that Horse Tail Hill Road is not maintained by Trinity County. It was also clarified that stormwater services are also not provided by the County. These corrections have been noted in all further correspondence.

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

TCWWD #1 would include the subject territory into its water service area. The District would rely on connection fees and service fees to fund District services. According to the District's FY2022-23 Audit, they recorded \$1,372,241 in revenues and \$1,485,210 in expenses resulting in a deficit of (-\$85,969). This is largely due to asset depreciation which totaled \$361,777.

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

APN 014-430-051 is currently served by a waterline from an adjacent parcel that maintains a connection with TCWWD #1. Upon annexation, the District would install a separate meter which allow the District to accurately track and bill for water that is served to the property. No improvements or upgrading of TCWWD #1 infrastructure will be needed. The will be available immediately following the annexation process.

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

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

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

TCWWD #1 has received 100% landowner consent for the proposed annexation. No other comments have been received by surrounding landowners, voters, or residents.

15) Any information relating to existing land use designations.

Land uses within the annexation area are subject to the Hayfork Community Plan (HCP) and the parcel is currently designated Agricultural (A) and zoned Agricultural – Minimum 20 acres (A-20) with a Flood Hazard (FH) overlay due to its proximity to the natural drainage feature Cedar Gulch. Adjacent parcels surrounding the proposed annexation area are also designated Agricultural (A). There are no plans for land use or zoning changes associated with the annexation.

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

The proposal would not result in inconsistencies with environmental justice safeguards. The proposed annexation is intended to clearly define service responsibilities for the benefit of neighboring service providers, land use officials, and the public. No disadvantaged communities will be adversely affected by the proposed annexation.

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

TCWWD #1 currently provides water service to the parcel by way of a water extension from a neighboring parcel. The proposed annexation would formalize the water service and allow the District to install a separate water meter. The water service will continue to support a licensed cannabis cultivation site which is consistent with the Agricultural Land Use designation for the parcel. The proposed annexation would establish district boundaries that clearly define service responsibilities for the benefit of neighboring service providers, land use authorities, and the public.



DATE: October 28, 2024

TO: Trinity County Department of Transportation
Trinity County Planning Department
Trinity County Administrative Office
Trinity County Assessor's Office
Trinity County Auditor-Controller's Office
Trinity County Elections Office
Trinity County Environmental Health
Hayfork Fire Protection District
Mountain Valley Unified School District
Shasta Tehema Trinity Community College District
Mountain Communities Healthcare District
Hayfork Lighting Maintenance District (c/o TPUD)
Greater Hayfork Valley Park and Recreation District

Cc: Shane McDonald, General Manager, Trinity County Waterworks #1
Brandy Perrone, Officer Manager/Clerk, Trinity County Waterworks #1

FROM: Colette Santsche, LAFCo Executive Officer
Krystle Heaney, LAFCo Clerk/ Analyst

SUBJECT: APPLICATION RECEIVED – TRINITY COUNTY WATERWORKS DISTRICT #1
HORSE TAIL HILL ROAD ANNEXATION

APPLICATION INFORMATION

Project: Proposed Horse Tail Hill Road Annexation to the Trinity County Waterworks District #1
Location: Horse Tail Hill Road at Cedar Gulch Road – see Exhibit A
APNs: 014-430-051-000
Notice: The above referenced proposal has been submitted to LAFCo and this notice of filing is being issued in accordance with Government Code Section 56658(b)(1). If you wish to receive a copy of the application and supporting documents, please contact LAFCo staff at krystleh@trinitylafco.org. We request agency comments, requested conditions, or recommendations by **November 18th, 2024**.

Proposal Overview

LAFCo has received a proposal submitted by resolution of application from the Trinity County Waterworks #1 (TCWW #1 or District) for annexation of one parcel consisting of 20.22 acres of land located adjacent to the District boundary and outside of its current Sphere of Influence (SOI). The proposed annexation will expand the SOI and extend the District boundary to cover this single parcel located along Horse Tail Hill Road at Cedar Gulch Road.

Reasons for Proposal

The TCWW #1 has provided the following justification for the proposed annexation:

1. To provide potable water service to a licensed cannabis farm that has 10 permitted structures that has a 420-foot dry well on the property.

Description of Annexation Areas

The proposed annexation area is located on the north side of Horse Tail Hill Road at Cedar Gulch Road and consists of a single parcel that is developed with various out buildings and greenhouses that support a cannabis farm. The parcel is currently designated as Agricultural (A) under the Trinity County General Plan – Hayfork Community Plan and zoned Agricultural – Minimum 20 acres (A-20) with a Flood Hazard (FH) overlay due to its proximity to the natural drainage feature Cedar Gulch.

Provision of Public Services

The proposed annexation area is currently served by an existing water line from an adjacent parcel. Upon annexation, TCWW#1 would install a new meter on the subject property to accurately track water utilized on the parcel.

Wastewater service is currently provided by an onsite septic system and fire services are provided by the Hayfork Fire Protection District. No changes to these services are proposed as part of this annexation application. However, if the property owner would like to apply for wastewater services in the future, they would be able to do so. Additional services provided to the annexation area include police services by the Trinity County Sheriff's Office, road maintenance and drainage/stormwater provided by the Trinity County Public Works, and ambulance services provided by Trinity Life Support Community Services District.

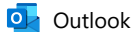
Property Tax Exchange Agreement

Section 99.01 and 99(b) of the California Revenue and Taxation Code provides that prior to the effective date of any jurisdictional change, the affected agencies of such change shall negotiate the amount of property tax revenues to be exchanged. LAFCo will give notice of the filing to the assessor and auditor specifying each local agency whose service area or responsibility will be altered by the jurisdictional change.

Environmental Review

All matters that involve discretionary action are subject to the applicable provisions of the California Environmental Quality Act (CEQA). TCWW #1 has determined that the proposed annexation is categorically exempt pursuant to section 15319(a): Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have the capacity to serve only the existing facilities.

The application described above is pending LAFCo review. Please review and respond with any comments, requested conditions, or recommendations by November 18, 2024. If you have any questions or wish to request a copy of the application, please contact LAFCo at (707) 825-8260 or colette@trinitylafco.org.



RE: LAFCo - Notice of Filing - Trinity County Waterworks District #1

From Panos Kokkas
Date Wed 11/27/2024 3:41 PM
To krystle; brandy; colette; shane
Cc Trent Tuthill; Tim Saxon; Liam Gogan

Hello Krystle,

It was also nice to talk to you earlier today. Please use the list of county maintained roads I provided for clarification. If you have any questions please let me know along with the department wide email: [tc dot <tc.dot@trinitycounty.org>](mailto:tc.dot@trinitycounty.org)

Have a great holiday,
Panos

From: krystle
Sent: Wednesday, November 27, 2024 3:23 PM
To: Panos Kokkas; brandy; colette; shane
Cc: Trent Tuthill ; Tim Saxon; Liam Gogan
Subject: Re: LAFCo - Notice of Filing - Trinity County Waterworks District #1

Hello Panos,

Thank you for your call today. As we discussed, in future correspondence, staff reports, and other documents concerning these two annexations to TCWW #1, we will clarify the following:

- Trinity County provides only road maintenance services for Hyampom Road within the road right of way.
- Trinity County does not provide road maintenance or other services for Horse Tail Hill Road.

Thank you again and have a great holiday weekend!

Best,
Krystle

From: Panos Kokkas
Sent: Friday, November 1, 2024 1:46 PM
To: Krystle

Cc: Trent Tuthill; Tim Saxon; Liam Gogan
Subject: FW: LAFCo - Notice of Filing - Trinity County Waterworks District #1

Please note that:

"In order to be considered for acceptance into the County road system, a road must be deemed to be required for the general public convenience and meet County road design and construction standards. A road of purely local interest would not qualify."

The "Provision of Public Services" in your document erroneously states: "... road maintenance and drainage/stormwater provided by the Trinity County Public Works, ..."

The above statements in italics and quotation marks (highlighted in yellow) in both documents are wrong, please revise them to not give the impression that the referenced private roads will be maintained by Trinity County.

If you have any questions please let me know.

Thank you,

Panos Kokkas, P. E.
Director
Trinity County Department of Transportation
2023/24 CEAC President
Ph. 530-623-1365

County Engineer – Road Commissioner – Executive Secretary (Transportation Commission)



From: Trent Tuthill
Sent: Tuesday, October 29, 2024 5:27 PM
To: Panos Kokkas; Tim Saxon
Subject: FW: LAFCo - Notice of Filing - Trinity County Waterworks District #1

Under the provision of public services section there is mention of both SO and road maintenance. Are there concerns with this proposed annexation from SO or DoT and/or will comments be submitted?

Thanks
Trent

From: Krystle Heaney
Sent: Monday, October 28, 2024 4:36 PM
Cc: brandy; shane; colette
Subject: LAFCo - Notice of Filing - Trinity County Waterworks District #1

Good Afternoon,

The Trinity Local Agency Formation Commission (LAFCo) has received two applications from the Trinity County Waterworks District #1 for annexation of two separate parcels into their jurisdictional boundary. Attached please find the Notice of Filing for each annexation application.

If you have any questions, feel free to reach out to me or our Executive Officer, Colette Santsche.

Thank you,
Krystle Heaney, AICP
Clerk/ Analyst
Trinity LAFCo
o: (707) 825-8260

RE: LAFCo - Notice of Filing - Trinity County Waterworks District #1 Annexations

From Bella Hedtke
Date Wed 12/4/2024 9:37 AM
To Krystle Heaney; info.planning
Cc Colette Santsche; Edward O. Prestley

Good morning Krystle,

Thank you for your voicemail. I figured it would be more helpful to email you back for the record than call. Planning Division has no issues with annexing either parcels, but please make sure either LAFCo or the Water District informs us or the Trinity County Resource Conservation District (this is the entity responsible for GIS data in Trinity County) when the change is final so we can update GIS and Parcel Viewer records. This request stands for any changes to district boundaries, it's important that this is a key step in the process so other agencies/departments and the public is aware of these changes through Parcel Viewer, which receives approx. 4 millions views a year.

Contacts for RCD:
Kelly Sheen, District Manager
Crystal Hodges, GIS Technician

Thank you,

Bella Hedtke
Senior Planner | Planning Division
Trinity County Community Development Department
Cell: (530) 739-8811 | Office: (530) 623-1351 ex. 2821
530 Main St., P.O. Box 2819, Weaverville, CA 96093
[Trinity County Planning Division Webpage](#)

Confidentiality Notice: This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. Interception of e-mail is a crime under the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and 2107-2709. If you have received this transmission in error, please immediately notify me by replying to this e-mail or by telephone and destroy the original transmission and its attachments without reading them or saving them to disk.

From: krystle@trinitylafco.org
Sent: Thursday, November 21, 2024 3:18 PM
To: info.planning; Bella Hedtke **Cc:** Colette Santsche
Subject: LAFCo - Notice of Filing - Trinity County Waterworks District #1 Annexations

Good Afternoon,

The Trinity Local Agency Formation Commission (LAFCo) has received two applications from the Trinity County Waterworks District #1 for annexation of two separate parcels into their jurisdictional boundary. Attached please find the Notice of Filing for each annexation application.

This notice was previously circulated to various county departments and agencies in the Hayfork area. Unfortunately it looks like I had the wrong email on file for the Planning Department so I apologize for the delay in getting this to you.

We did receive one comment back so far letting us know that the roads in the affected areas are not the responsibility of the County. We are double-checking this and will be clarifying it for future communications and staff reports.

If you have any questions, feel free to reach out to me or our Executive Officer, Colette Santsche.

Thank you,
Krystle Heaney
Clerk/Analyst
Trinity LAFCo



TRINITY LAFCO

www.trinitylafco.org
670 9th Street, Suite 202
Arcata, California 95521

RESOLUTION NO. 2025-02

APPROVING THE HORSE TAIL HILL ROAD ANNEXATION TO THE TRINITY COUNTY WATERWORKS DISTRICT #1

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

WHEREAS, the Trinity County Waterworks District #1, hereinafter referred to as “TCWWD #1” or “District”, filed an application with the Commission by resolution; and

WHEREAS, the proposal seeks Commission approval for annexation of one parcel (APN 014-430-051) totaling approximately 22 acres of unincorporated territory located adjacent to the District boundary along Horse Tail Hill Road at Cedar Gulch Road (Exhibit A); and

WHEREAS, the proposed annexation is located within the sphere of influence for the District as amended by Resolution No. 25-01; and

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

WHEREAS, all property owners have signed letters consenting to annexation and consenting to waiver of notice and hearing and to waiver of protest proceedings; 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 regularly scheduled Commission meeting on February 18, 2025; and

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

NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report.
2. The Commission, as Responsible Agency, hereby determines that the proposal is categorically exempt from further review pursuant to CEQA Guidelines Section 15319(a): Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided,

however, that the extension of utility services to the existing facilities would have the capacity to serve only the existing facilities.

3. The Commission waives conducting authority (protest) proceedings in accordance with Government Code Section 56662 given the affected territory is uninhabited, all landowners have provided their written consent, and no written opposition to a waiver of protest proceedings has been received by an affected local agency.
4. The Commission approves the proposal, contingent upon the satisfaction of following terms and conditions as determined by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under G.C. Section 56895.
 - b) Submittal of a final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization
 - c) Payment of any outstanding fees as identified in the Commission's adopted fee schedule.
5. The proposal is assigned the following distinctive short-term designation:

TCWWD #1 Horse Tail Hill Road Annexation, 2025-02
6. Annexation would establish district boundaries that align with property boundaries and service areas.
7. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
8. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges and fees that were lawfully enacted by the District for the provision of water services. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the District.

PASSED AND ADOPTED at a public hearing of the Trinity Local Agency Formation Commission on the 18th day of February 2025, by the following roll call vote:

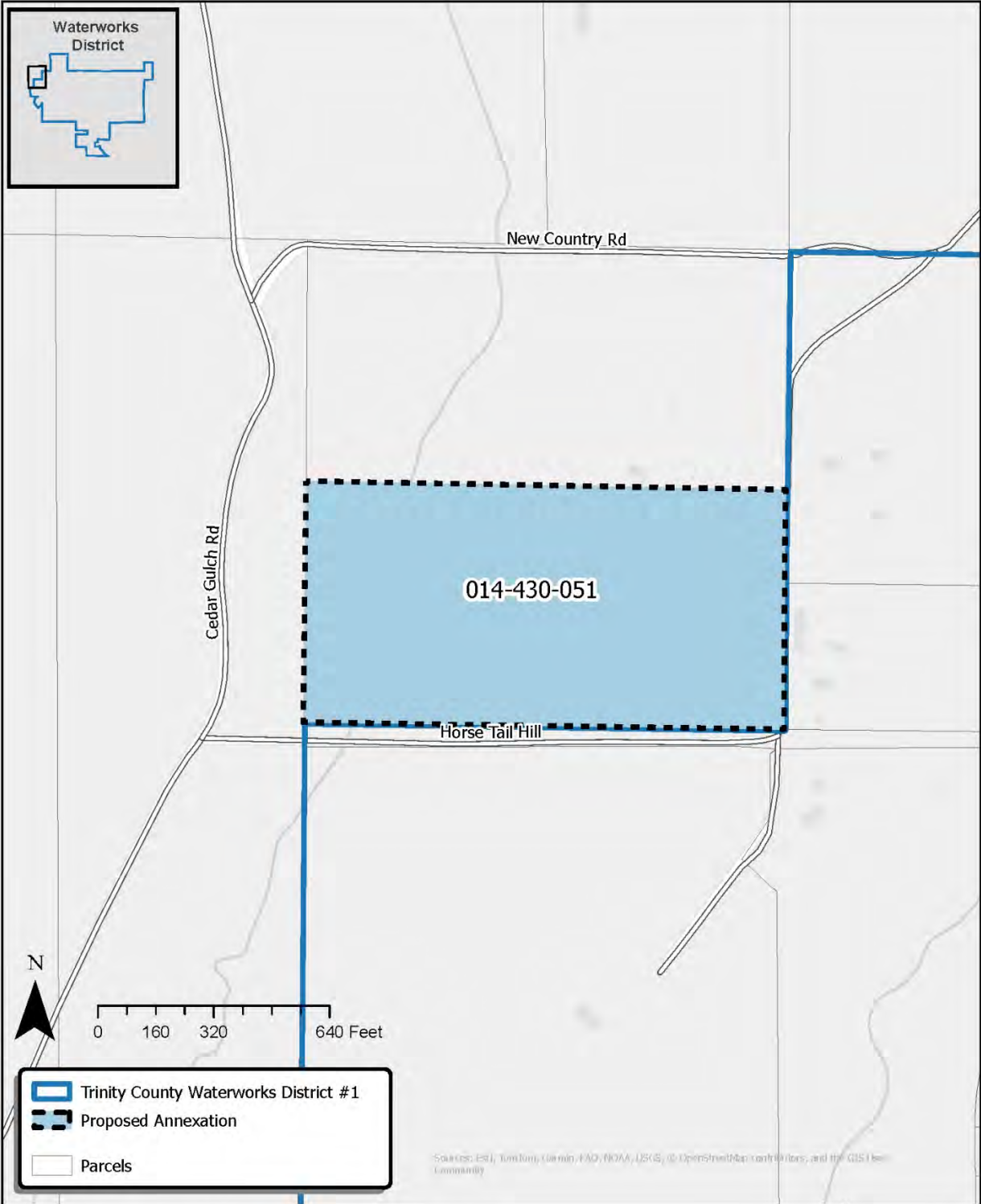
AYES:
NOES:
ABSTAINS:
ABSENT:

ATTEST:

APPROVED:

Colette Santsche
Executive Officer

Chair



**Trinity County Waterworks District #1
Proposed Horse Tail Hill Road Annexation**

Map Date: 1/27/2024

Source: Boundaries: Road, Parcel: Trinity County GIS