DEL NORTE LAFCO
Local Agency Formation Commission

REGULAR COMMISSION MEETING AGENDA
SEPTEMBER 28, 2026 at 4:00 p.m.

Del Norte County Board of Supervisors Chambers
981 H Street, Crescent City, CA 95531

1. CALL TO ORDER/ROLL CALL

A) Roll Call

2. PRESENTATIONS/ANNOUNCEMENTS – None

3. PUBLIC COMMENT OPPORTUNITY

This portion of the meeting provides an opportunity for members of the public to address the Commission on matters not on the agenda, provided that the subject matter is within the jurisdiction of the Commission. The Commission is *not* permitted to discuss or take action on items not on the agenda. Comments are limited to three minutes in length.

4. CONSENT CALENDAR *(Potential Action)*

All matters on the consent calendar are considered routine and may be approved by a single motion. With concurrence of the Chair, Commissioners may request that an item be removed for discussion and considered separately.

A) Approval of August 24, 2026 Special Commission Meeting Minutes

5. PUBLIC HEARINGS *(Potential Action)*

Members of the public may address the Commission on scheduled public hearing items. The Chair may regulate the order of presentations and may limit the time allocated for each speaker.

A) City of Crescent City Application for Out-of-Area Water Services
The Commission will consider an application by the City of Crescent City requesting to provide water services outside the City boundary, within the existing Urban Service Boundary and the City's SOI.

6. BUSINESS ITEMS (*Potential Action*)

Business items are for review and possible action by the Commission.

A) Rescheduling November 23, 2026, Regular Commission Meeting
The Commission will consider taking action to select a date to reschedule the November 23, 2026, Regular Commission Meeting due to anticipated schedule issues with the Thanksgiving holiday.

7. EXECUTIVE OFFICER'S REPORT/CORRESPONDENCE *(Information Only)*

At the discretion of the Chair, members of the public may provide comments on the following items. The Commission may provide general direction to staff for future action but these items are for informational purposes only.

A) Status of Municipal Service Review and Sphere of Influence Updates

B) Status of Applications, Projects, and Agency Coordination

8. COMMISSIONER ANNOUNCMENTS

On their own initiative, members may make brief announcements or reports on their activities. They may ask questions for clarification, make a staff referral, or request a future agenda matter per GC § 54954.2 (a).

9. ADJOURNMENT

The next Regular LAFCo meeting is scheduled for November 23, 2026, at 4:00 p.m. at the Del Norte County Board of Supervisors Chambers in Crescent City.

Notice:
This agenda has been posted at least 72 hours prior to the meeting in a location freely accessible to members of the public, in accordance with the Brown Act. The full agenda packet (including staff reports) is also available on the LAFCo website at www.delnortelafco.org.

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names but are not required to do so. All written materials received by staff before 12:00 p.m. on the day of the meeting will be distributed to the Commission. If you wish to submit written material at the meeting, please supply 10 copies.

FPPC - Notice to All Parties and Participants in LAFCo Proceedings:
State law (Government Code Section 84308) requires that a participant in LAFCo proceedings who has a financial interest in the decision and who has made a campaign contribution to any Commissioner in the past year must disclose the contribution. If you are affected, please notify LAFCo staff at admin@delnortelafco.org or call (707) 825-9301 before the meeting.

Americans with Disabilities Act:
Commission meetings are held in a wheelchair accessible facility. Individuals requiring special accommodation to participate in this meeting are requested to contact the LAFCo office at (707) 825-9301 the Friday before the meeting. Notification 72 hours prior to the meeting will enable the Commission to make reasonable arrangements to ensure accessibility to this meeting.

DEL NORTE LAFCO
Local Agency Formation Commission

SPECIAL COMMISSION MEETING
AUGUST 24, 2026 at 4:00 p.m.

Del Norte County Board of Supervisors Chambers
981 H Street, Crescent City, CA 95531

Draft Meeting Minutes

1. CALL TO ORDER/ROLL CALL

A) Roll Call

Commissioners Present: Commissioners Greenough, Short, Wilson (Chair), and Wright; Alternate Commissioners DeWolf (seated as a voting member) and Tinkler

Commissioners Absent: Alternate Commissioner Starkey

Staff Present: Executive Officer Vanessa Blodgett and Administrator Amber Chung; Legal Counsel Jacqueline Roberts; Legal Counsel and Acting Clerk Nikole Trinidad

B) Appointment of Regular Public Member

EO Blodgett introduced the staff report, explaining that one application had been received for the Regular Public Member vacancy by Lyle Armstrong.

Motion by Commissioner Greenough, seconded by Commissioner Short, to appoint Lyle Armstrong as the Regular Public Member with a term ending March 30, 2030. Motion passed via 5-0-0 voice vote.

2. PRESENTATIONS/ANNOUNCEMENTS - None

3. PUBLIC COMMENT OPPORTUNITY

Public comment was provided by Doug Die regarding zoning and the City's Planning Commission – this comment pertained to matters outside of the Commission's purview.

Comment was provided by Alicia Williams regarding transparency and communication concerns with the Del Norte Resource Conservation District. She also commented that she'd like to see younger people getting involved with LAFCo.

4. CONSENT CALENDAR *(Potential Action)*

A) Approval of May 18, 2026 Special Commission Meeting Minutes

Motion by Commissioner Short, seconded by Commissioner Greenough, to approve the May 18, 2026, Special Commission Meeting Minutes. Motion passed via 5-0-0 voice vote.

5. PUBLIC HEARINGS *(Potential Action)* - None

6. BUSINESS ITEMS

A) Preview of City of Crescent City Application for Out-of-Area Water Services

EO Blodgett introduced the staff report, explaining that an application had been received by the City of Crescent City to extend water services to numerous parcels outside of its jurisdictional boundary but within its SOI. City Manager Eric Weir and Public Works Director Dave Yeager provided a brief presentation on the application and background on water service provision in the area. They also noted that there are seven applications to receive water services north of the City's SOI that they would like to extend water service to in the future.

EO Blodgett clarified that at this time, the immediate consideration is the current application for out-of-area water service extension and that there would need to be more thorough planning and discussion pertaining to the parcels located outside of the City's SOI. Extending services outside of an agency's SOI is not permitted by state law. The Commission held discussion, asking clarifying questions of City and LAFCo staff.

No action necessary or taken.

B) CALAFCO Board Member Nomination and Designation of Voting Delegates

EO Blodgett explained the staff report, noting that electronic voting is possible in the CALAFCO Board Member Election. She stated that historically, the Commission has designated the Commission Chair or EO as the voting delegate.

Motion by Commissioner Short, seconded by Commissioner Greenough, to appoint EO Blodgett as the primary voting delegate and Chair Wilson as the alternate voting delegate. Motion passed via 5-0-0 voice vote.

7. Inquiries, Correspondence, Application Status, and Referrals

A) Status of Municipal Service Review and Sphere of Influence Updates

EO Blodgett introduced the item, providing an update on current MSR/SOI Updates. The City of Crescent City MSR/SOI is scheduled for this fiscal year.

No action necessary or taken. Received and filed.

B) Status of Applications, Projects, and Agency Coordination

EO Blodgett introduced the item, providing an update on current applications. The recent annexation of territory to the Del Norte Resource Conservation District is nearly complete and staff is working to finalize the final steps.

No action necessary or taken. Received and filed.

8. COMMISSIONER ANNOUNCMENTS

Commissioners expressed gratitude for the thoroughness and clarity of staff reports prepared by LAFCo staff.

9. ADJOURNMENT

Meeting adjourned at 4:39 p.m.

The next Regular LAFCo meeting is scheduled for September 28, 2026, at 4:00 p.m. at the Del Norte County Board of Supervisors Chambers in Crescent City.

AGENDA ITEM 5A

MEETING: September 28, 2026

TO: Del Norte LAFCo Commission

FROM: Vanessa Blodgett, Executive Officer

SUBJECT: **City of Crescent City Application for Out-of-Area Water Services**
The Commission will consider approving Resolution 26-07 Authorizing the City of Crescent City to provide water services outside the City boundary, within the existing Urban Service Boundary and the Sphere of Influence.

California Government Code Section 56133 requires cities and special districts to request and receive written approval from LAFCo before entering into agreements to provide new or extended services outside their jurisdictional boundaries. The Commission may authorize a city to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence "in anticipation of a later change of organization". It is Del Norte LAFCo's practice that the inclusion of an area to be served within the sphere of influence of the subject agency shall be sufficient to comply with this provision.

PROJECT SUMMARY

The City of Crescent City owns existing infrastructure and has historically provided service to developed areas outside its jurisdictional boundary, dating from well before the enactment of GC 56133 in 2001. There is an existing urban service boundary and sphere of influence where water infrastructure is already in place and the City has historically served the surrounding area. The Crescent City boundary, urban service boundary (USB), adopted sphere of influence (SOI), and other nearby districts are shown on Attachment A. The proposed water service boundary is shown on Attachment B.

The proposal would formalize the City's longstanding water service area and establish a mechanism for future connections within that defined area without having to return to LAFCo for an individual Section 56133 approval for every infill connection. In this circumstance, the goal is not to facilitate outward expansion of infrastructure or significant new growth, but rather to establish clear parameters for routine infill connections within areas already served with existing infrastructure.

BACKGROUND

The Commission received a preview of this application at the August 24, 2026 meeting; for additional background information see the staff report and attachments (Agenda Item 6.A) from that meeting.

Crescent City Water Service Overview

Following is a summary of the background and current conditions.

- Crescent City and Del Norte County have a longstanding shared urban services boundary that includes existing developed areas adjacent to the City. This area is within the City's existing Sphere of Influence.
- The City originally purchased its water system from a private company (in the 1950s) and has continued to own, maintain, and operate the water system serving both the incorporated area and the greater Crescent City area. The City's water distribution infrastructure therefore extends well beyond its municipal boundary and was established long before Section 56133 took effect. The City currently supplies water to Pelican Bay State Prison, Church Tree CSD,

Bertsch-Ocean View CSD, and unincorporated areas of the County within the urban services boundary (Attachment C).

- According to a 2026 water rate study[1], the City has a population of about 6,000 and its water service boundary serves approximately 16,000 people total. In other words, a majority of the City's water customers are part of an established regional water system rather than being located solely within the incorporated City.
- There is remaining infill and development potential, however there are no known significant development projects driving the current request. The City and County are primarily interested in establishing a clear framework for future connections within the existing service area. Based on the City's 2025 Urban Water Management Plan[2], there do not appear to be capacity concerns associated with serving the existing development and any reasonably anticipated future development under current land use designations.
- Population growth is also not a significant driver. Both the City and County have experienced population decline over the past decade and are projected to continue declining.
- The City and the County have a long history of considering governance and service-delivery arrangements. For example, a substantial portion of this unincorporated area receives sewer service through a County Service Area (CSA), with wastewater ultimately collected and routed to the City's WWTP pursuant to an agreement with the City for treatment and disposal.

DISCUSSION

The proposed comprehensive Section 56133 out-of-area service authorization covers a specifically mapped existing water service area, with parameters allowing subsequent infill connections consistent with County land use designations and established policies and standards. The proposed approval would authorize connections within the mapped urban services area that are consistent with existing County land-use designations (Attachment D), while excluding major subdivisions, General Plan amendments/ upzoning, or significant extensions beyond existing infrastructure (i.e. waterline extensions over 100 feet) without further LAFCo review.

Because mainline infrastructure is already available or has been expanded incrementally over time, approval would not create a new pattern of development beyond that evaluated in the General Plan and EIR. Resulting development would remain subject to City, County, CEQA, and other applicable regulatory requirements (i.e. Coastal Act as applicable). The City provided the attached analysis of General Plan Growth Policies to support out-of-area water services (Attachment E), some of which are summarized below.

Considerations for Section 56133 Authorization

The Commission recognizes the importance of considering local conditions and circumstances when implementing applicable LAFCo policies including the following considerations for out-of-area service connections.

Sufficient Service Capacity

The City's 2025 Urban Water Management Plan (UWMP) shows that continued service within the Urban Services Boundary would not overcommit the City's water system. Crescent City relies on

[1] City of Crescent City Water Rate Study, March 2026. https://www.crescentcity.org/media/Water-Sewer/2026-crescent-city-water-rate-study.pdf

[2] 2025 Urban Water Management Plan for Crescent City, CA. Prepared by Freshwater Environmental Services, June 2026.

groundwater from City-owned wells in the Smith River Plain Groundwater Basin. Combined City and State Department of Corrections water-right permits authorize annual production up to 1,194 million gallons per year (MGY). Projected production demand in 2045 remains well below the authorized amount. The UWMP further indicates that climatic variations affect wet-season flows but have little or no effect on dry-weather flows, and that the groundwater source is expected to remain available at a consistent level over the next 20-year planning period.

The UWMP updated information about the capacity of the City's water system to supply water within the urban service boundary, and sphere of influence considering normal, drought and climate change scenarios found that "ample capacity remains within its permit authorization" of a maximum annual diversion of 1,194 MGY. The upgraded transmission and storage system has the capacity to produce 2,181 MGY and an average of 8.3 million gallons per day (MGD). Production between 2021 and 2025 was 739 to 829 MGY, well below the authorized amount of 1,194 MGY. These figures support the City's conclusion that adequate capacity remains to serve planned connections without jeopardizing the City's viability or ability to manage growth.

LAFCo approval would not eliminate development review or allow development where facilities are inadequate. Instead, once LAFCo authorizes the out-of-area services, individual development proposals would continue to be reviewed by the City and County, including CEQA and other applicable environmental reviews. County referrals for projects requiring City water service would continue, and the City would continue to evaluate capacity before service is provided.

LAFCo staff has included a recommended condition that would allow for extension of water services to infill connections that are consistent with County General Plan Land Use and zoning and that require less than 100 feet of waterline extension. Service extension requests for major subdivisions, general plan / zoning amendments, and significant extensions beyond existing infrastructure, would require additional LAFCo review.

Annexation Consideration

Annexations involving territory located within the affected City's sphere of influence are generally preferred to out-of-area service agreements. The Commission recognizes, however, there may be instances when out-of-area service agreements are appropriate given local circumstances or conditions. In this case, the City of Crescent City owns existing infrastructure and has historically provided service to developed areas outside its jurisdictional boundary, dating from well before the enactment of GC 56133 in 2001. There is an existing urban service boundary and sphere of influence where water infrastructure is already in place and the City has historically served the surrounding area.

As stated in the City's Analysis of General Plan Growth Policies (Attachment E), the City is not seeking annexation through this application and currently does not propose to assume County service responsibilities other than continuing to provide the County with water service. Given the limited amount of land available for infill development and the location of the proposed connections within the Urban Services Boundary, continued out-of-area water service provides environmental and financial benefits to both the City and County while preserving case-by-case development review.

That being said, this approval does not prevent future annexation of this area and LAFCo recommends continued evaluation of if/how annexation could further promote orderly development and redevelopment of land within the USB, and promote efficiency in service delivery as discussed and considered in the City's General Plan and associated EIR.

LAFCo staff also recommends the City consider having property owners that receive new City water service enter into an agreement with the City consenting to future City Annexation or Reorganization, should the City pursue it. The agreement could include terms and be appropriately recorded with County of Del Note.

Environmental Review

All matters that involve discretionary action are subject to the applicable provisions of the California Environmental Quality Act (CEQA). The City, as CEQA lead agency, has determined that the proposal is consistent with the City of Crescent City General Plan and associated Environmental Impact Report (EIR) (SCH #2000032062). For the purposes of the analysis in the GP EIR, buildout within the city limits and urban boundary are considered and evaluated. Actual population levels remain well below those projections, indicating that the General Plan and EIR evaluated a growth scenario greater than current conditions.

According to U.S. Census Bureau QuickFacts, July 1, 2025, population estimates for Crescent City is at approximately 6,002 with the surrounding urbanized area estimated at approximately 15,619 people. Del Norte County's total population, including the City, is estimated at approximately 26,410. As a result, the current City/ County populations are at 80%/63% of the 2020 population projections used in the General Plan, further supporting the conclusion that the application is consistent with planned growth assumptions anticipated in the General Plan EIR and that the proposed service connections remain within the scope of planned urban growth.

Because mainline infrastructure is already available or has been expanded incrementally over time, approval would not create a new pattern of development beyond that evaluated in the General Plan and EIR. Resulting new development would remain subject to City, County, CEQA, and other applicable review requirements. As responsible agency, the Commission must independently review and consider the EIR and other information in the record prior to acting on or approving the project. The project authorizes the City to provide water service within the existing USB, where there is existing infrastructure. Future projects that require significant water line extensions would be subject to project specific environmental review and permitting.

Findings

The objective of the Commission in implementing this review is to ensure the extension of services by the City outside their jurisdictional boundary is logical and consistent with supporting orderly growth and development in Del Norte County. In this circumstance, the goal is not to facilitate outward expansion of infrastructure or significant new growth, but rather to establish clear parameters for routine infill connections within areas already served with existing infrastructure.

LAFCo approval would not eliminate development review or allow development where facilities are inadequate. Individual development proposals would continue to be reviewed by the City and County, including CEQA and other applicable environmental reviews and regulatory requirements. County referrals for projects requiring City water service would continue, and the City would continue to evaluate capacity before service is provided. Based on the City's application and supporting information, 1) the City water system has capacity to accommodate projected growth both within the City and within the proposed water service boundary; 2) Annexation is not practicable at this time, the proposal is limited to water service, other services within the subject area are provided by other agencies/service providers; and 3) the outside service area request is determined to be consistent with the policies adopted in and pursuant to the Cortese-Knox-Hertzberg Act.

RECOMMENDATION

Staff recommends the Commission approve the extension of water services outside the City's boundary to areas within the proposed water service boundary shown on Exhibit A. It is recommended that the approval include the following conditions:

- The City of Crescent City and Del Norte County shall continue to coordinate on development applications that require City water service and should consider formalizing the process in an MOU or similar Agreement regarding the extension of water service within the portions of the USB and SOI covered by this authorization.
- This authorization allows for the City to provide infill connections within the mapped water service area (Exhibit A) that are consistent with existing County land use and zoning designations and do not require significant infrastructure extensions (i.e. less than 100 feet of waterline extensions).
- Resulting development shall remain consistent with the City and County General Plans and subject to City, County, CEQA, and all applicable regulatory requirements.
- Service extensions for the following types of development require additional LAFCO review:
    - Major subdivisions
    - General Plan / Zoning amendments
    - Major extensions beyond existing infrastructure (extension requiring more than 100ft waterline)
- The City should consider having property owners that receive new City water service enter into an agreement with the City consenting to future City Annexation or Reorganization, should the City pursue it. The agreement would include terms and be appropriately recorded with County of Del Note.
- All LAFCo fees must be paid in full prior to the extension of service authorization becoming effective.

Alternatives for Commission Action

Staff has identified three options for Commission consideration with respect to the service extension request. These options are summarized below.

- Option 1 (Recommended): Adopt the Resolution 26-07 identified as Attachment F, approving the request with the recommended conditions along with any desired changes as requested by Commissioners.
- Option Two: Continue consideration of the item to the next regular meeting and provide direction to staff for additional information as needed.
- Option Three: Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year unless a request for reconsideration is filed and approved within 30 days of Commission action.

Procedures for Consideration

The following procedures are recommended with respect to the Commission's consideration of this item:

A. Receive verbal report from staff

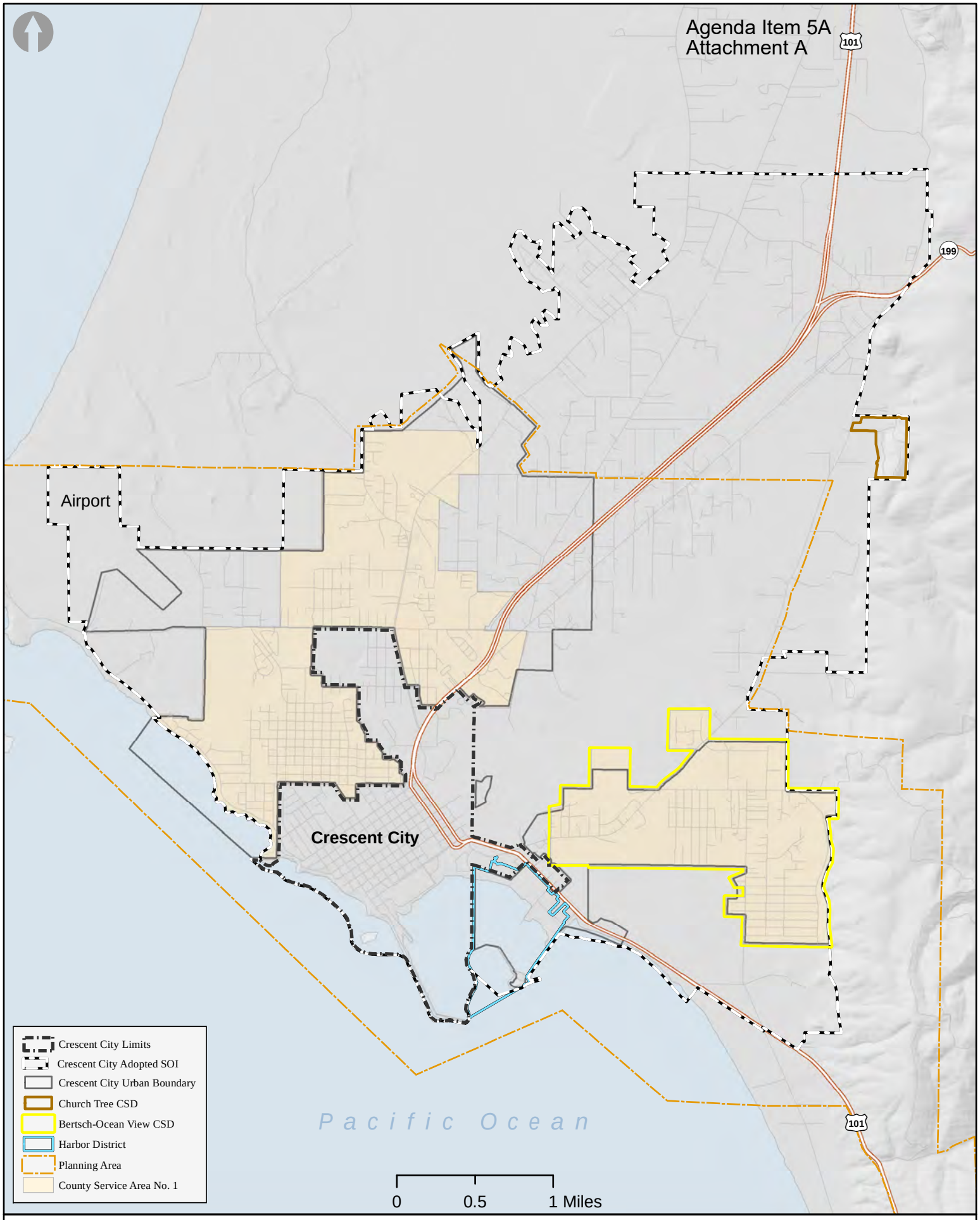
B. Open the public hearing and invite public testimony

C. Discuss item and consider:

   a. Adoption of Resolution 26-07, authorizing the City of Crescent City to extend water services outside the City boundary to areas within the urban service boundary and sphere of influence identified in Exhibit A, as described in the staff report, subject to the recommended conditions.

ATTACHMENTS

Attachment A: Map of Crescent City Adopted Sphere of Influence (2019)
Attachment B: Proposed City Water Service Boundary
Attachment C: Crescent City Water System Overview Figure
Attachment D: County General Plan Land Use
Attachment E: Memo – Crescent City Analysis of General Plan Growth Policies (Aug. 18, 2026)
Attachment F: Resolution 26-07 authorizing the City of Crescent City to extend water services outside the City boundary to areas within the urban service boundary and sphere of influence

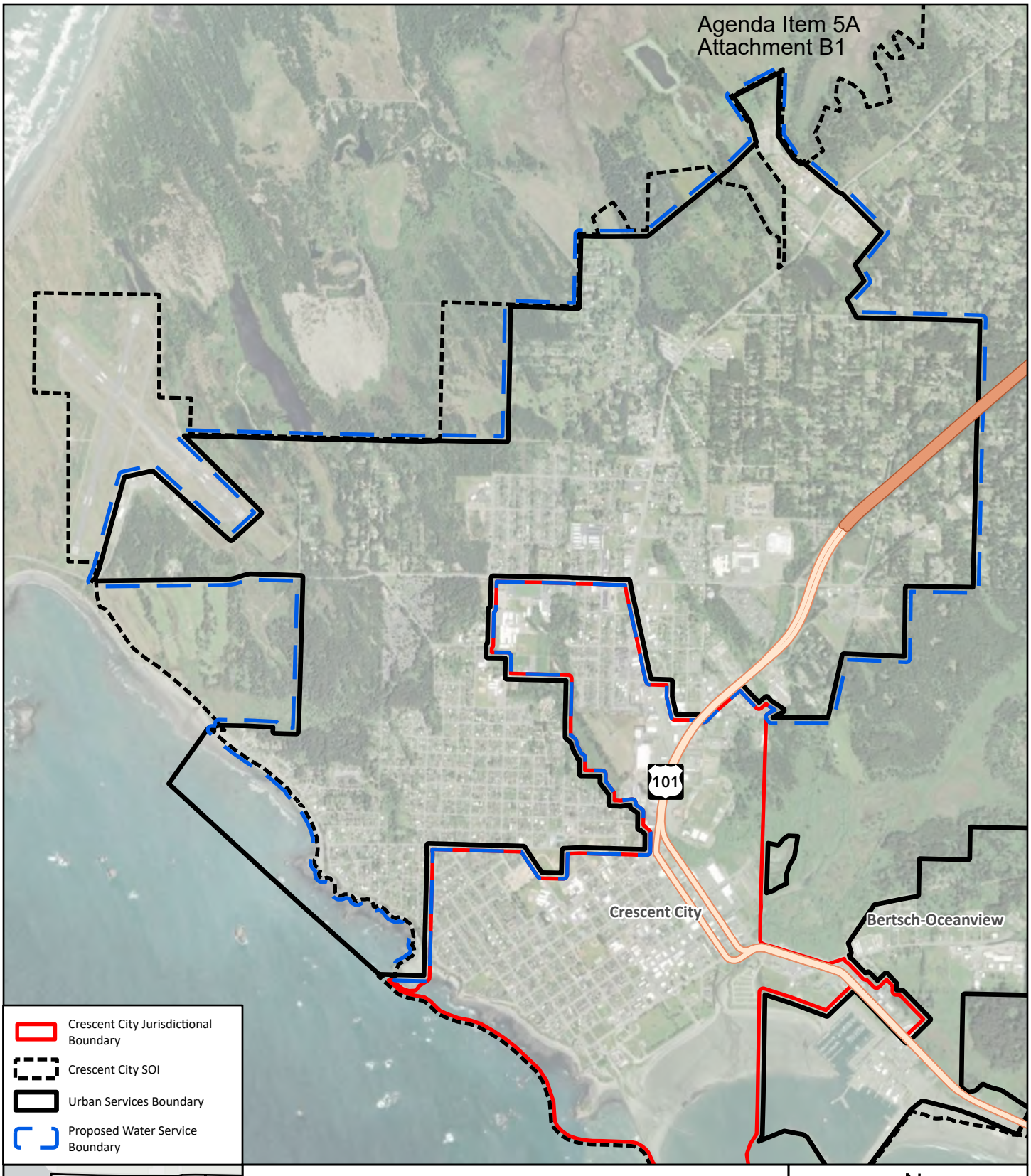


Crescent City Municipal Service Review
Adopted Sphere of Influence

PLANWEST PARTNERS, INC.

Map Date: 9/30/2019

Path: D:\Planwest_GIS\projects\current\DelNorte_lafco\Projects\CrescentCity\SOI_Expansion\Crescent_City_MSR_adopted_SOI_2019.mxd



Crescent City Jurisdictional Boundary
Crescent City SOI
Urban Services Boundary
Proposed Water Service Boundary



Crescent City
Proposed Water Service Boundary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor
City, Urban Service Boundary: Del Norte LAFCo,
Parcels: Del Norte County

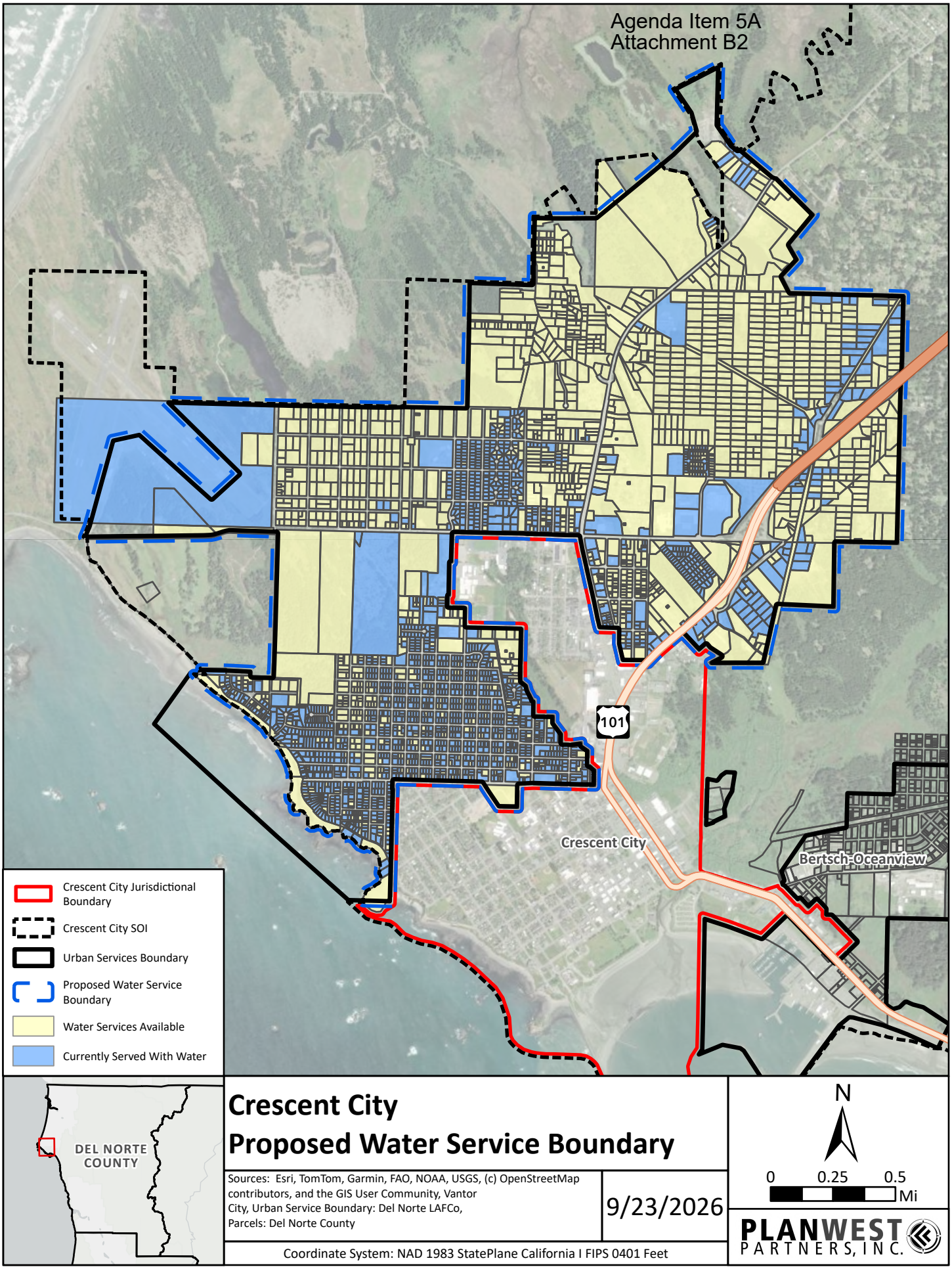
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Coordinate System: NAD 1983 StatePlane California I FIPS 0401 Feet

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PLANWEST PARTNERS, INC.



Crescent City
Proposed Water Service Boundary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor
City, Urban Service Boundary: Del Norte LAFCo,
Parcels: Del Norte County

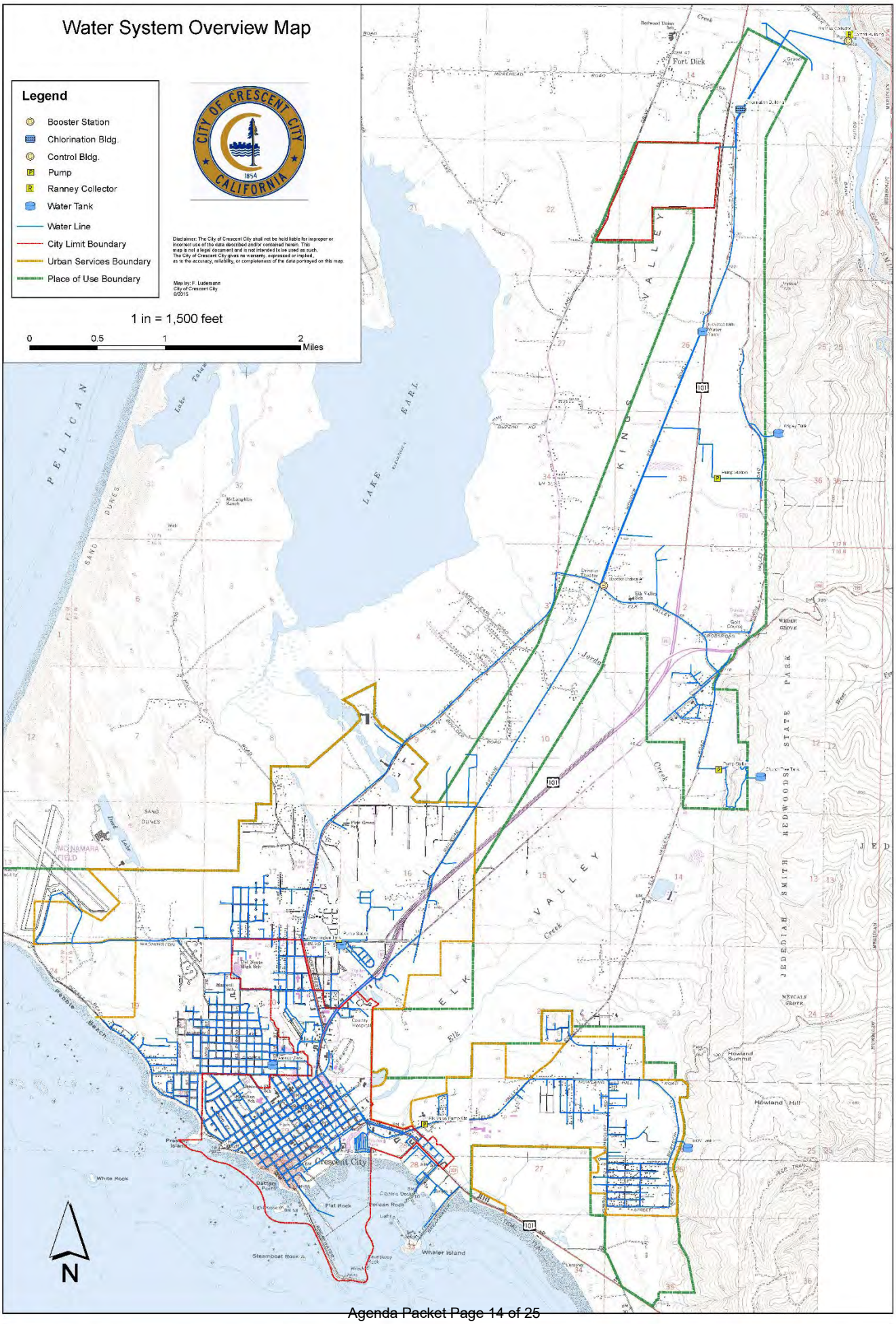
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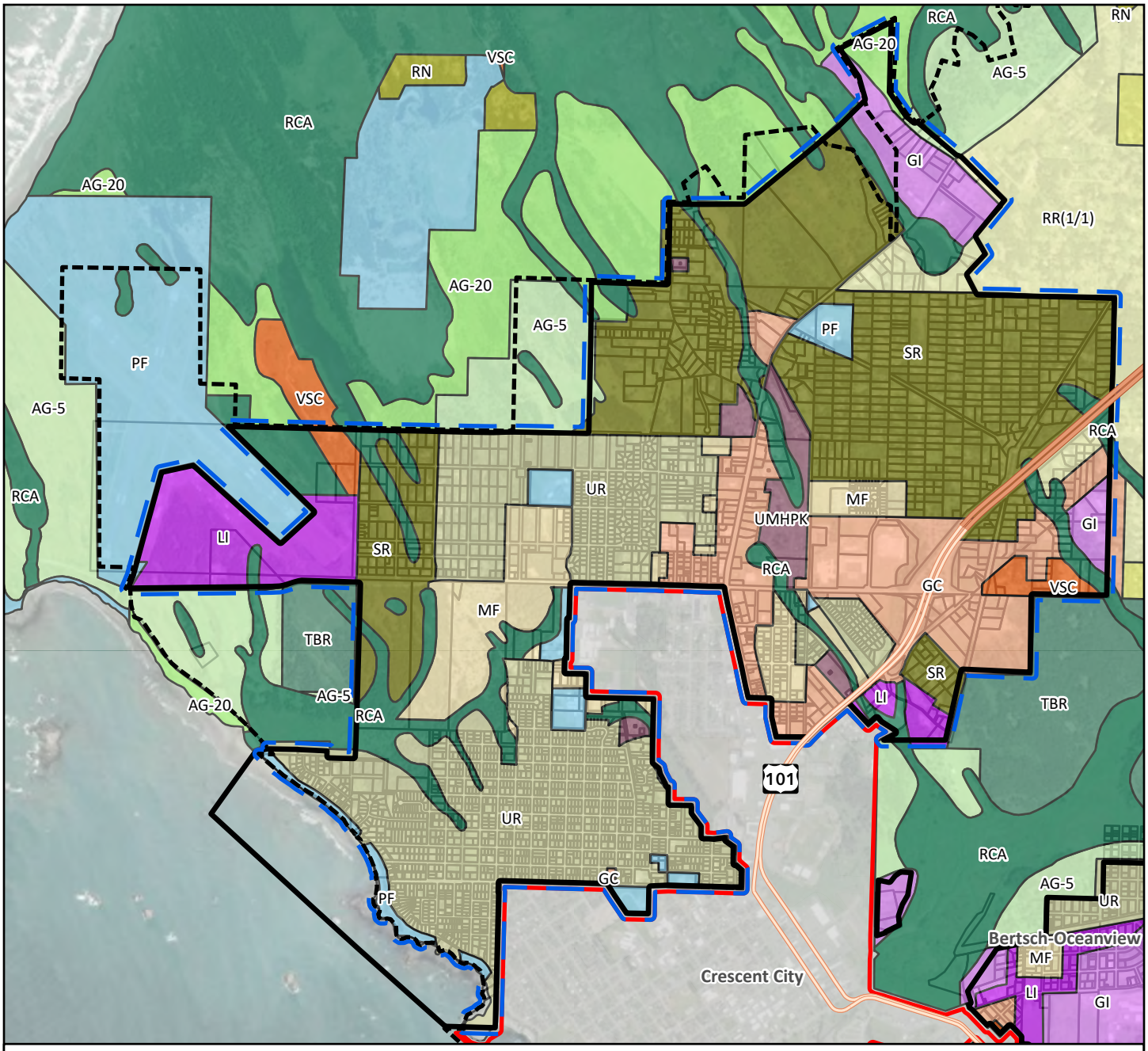
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PLANWEST PARTNERS, INC.


Water System Overview Map
Legend
Booster Station
Chlorination Bldg.
Control Bldg.
Pump
Ranney Collector
Water Tank
Water Line
City Limit Boundary
Urban Services Boundary
Place of Use Boundary
CITY OF CRESCENT CITY
1854
CALIFORNIA
Disclaimer: The City of Crescent City shall not be held liable for improper or incorrect use of the data described and/or contained herein. This map is not a legal document and is not intended to be used as such. The City of Crescent City gives no warranty, expressed or implied, as to the accuracy, reliability, or completeness of the data portrayed on this map.
Map by: F. Ludemann
City of Crescent City
6/2015
1 in = 1,500 feet
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1
2
Miles
N
Crescent City
Fort Dick
Howland Hill
Howland Summit
Whaler Island
Lake Earl
Lake Tolowa
Elk Valley
Jordan Creek
Elk Creek
Pelican Sand Dunes
Redwoods State Park
Jedediah Smith
101



Crescent City Jurisdictional Boundary
Crescent City SOI
Urban Services Boundary
Proposed Water Service Boundary

GPLU

Crescent City
Agricultural General (5 acres) (AG-5)
Agricultural General (20 acres) (AG-20)
Greenery (G)
General Commercial (GC)
Visitor-Serving Commercial (VSC)
General Industrial (GI)
Light Industrial (LI)
Harbor Dependent (HD)
Harbor Dependent Commercial (HDC)
Harbor Dependent Recreation (HDR)
Harbor Related (HR)
Rural Residential 1 du/ac (RR (1/1))
Rural Residential 1 du/2ac (RR (1/2))
Rural Neighborhood (RN)
Residential 0 -2du (SR)
Residential 2-6du (UR)
Multifamily Residential (MF)
Resource Conservation Area (RCA)
Timberland (TBR)
Public Facilities (PF)
Urban Mobilehome Park (UMHPK)



Crescent City
Proposed Water Service Boundary
County General Plan Land Use (GPLU)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor
City, Urban Service Boundary: Del Norte LAFCo,
GPLU: Del Norte County

9/23/2026

Coordinate System: NAD 1983 StatePlane California I FIPS 0401 Feet

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PLANWEST PARTNERS, INC.

CITY OF CRESCENT CITY
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING & ZONING
377 J Street, Crescent City, CA 95531 (707-464-9506)

Incorporated April 13, 1854 *web: www.crescentcity.org*

Memorandum
Crescent City Analysis of General Plan Growth Policies

August 18, 2026

To Vanessa Blodget, Executive Director
Del Norte County LAFCO

From: Bob Brown, Community Development Director
City of Crescent City

This memorandum evaluates whether the City's LAFCO application for out-of-district water service connections is consistent with applicable policies in the City's 2001 General Plan, including Growth and Development, General Public Facilities and Services, and Water Supply and Delivery. The policy language appears in black text. Supporting information and findings appear in green text and are placed immediately after the policy they support where practicable.

Based on the information summarized below, approval of the proposed out-of-district connections would be consistent with the City's General Plan policies for urban growth, public facilities, and water service, and with the growth and infrastructure assumptions analyzed in the General Plan EIR.

Although the LAFCO process for approving out-of-district service connections may have changed over time, the substance of the City's request reflects the same historic water-service role the City has performed since the 1950s and anticipated in the City's General Plan. serving the greater Crescent City urbanized area within the County's Urban Services Boundary and Place of Use areas.

LAFCO approval would not, by itself, authorize development, extend new water mains, change land use designations, or alter the City's existing development-review process. Instead, it would allow the City and County to continue processing qualifying water-service requests within the already planned service area through their established review procedures.

GROWTH AND DEVELOPMENT

Goal 1.A. To encourage the overall economic and social growth of the City while maintaining its position of importance in the county and improving its overall aesthetic appeal.

Policies

1.A.1. The City shall provide for an orderly outward expansion/annexation of new and existing urban development within the Urban Boundary so that it is contiguous with existing development, allows for the efficient and incremental expansion of infrastructure and public services, and minimizes impacts on the environment.

The proposed connections are consistent with Policy 1.A.1 because they are limited to the Urban Services Boundary and Place of Use areas, where urban development and related infrastructure were anticipated. The City has historically served customers outside its limits in this urbanized area. The 1992 Water Master Plan reported that approximately 70 percent of system users were outside city limits, including Pelican Bay State Prison, and that, excluding the prison, a majority of connections and waterflow were in the unincorporated area. *In 1991, "residential usage in the unincorporated areas was twice that of the city's residential usage"*. Continuing service in this same planned area supports orderly, contiguous urban development and the efficient use of existing infrastructure.

Because the application concerns water service only, and because mainline infrastructure is already available or has been expanded incrementally over time, approval would not create a new pattern of development beyond that evaluated in the General Plan and EIR. Resulting development would remain subject to City, County, CEQA, and other applicable review requirements.

1.A.2. The City shall encourage infill development that makes efficient use of existing public infrastructure and is compatible with existing development.

The proposed out-of-district connections also support Policy 1.A.2 because they would serve parcels within the Urban Services Boundary and Place of Use Boundary where existing mainline water infrastructure is available to adjacent parcels. The City is not proposing new mainline extensions that would induce sprawl or change existing land use patterns. Rather, the application would allow more efficient use of existing infrastructure and would support infill development in the limited areas available for urban uses, particularly given that more than 80 percent of Del Norte County is in federal, or state ownership and substantial additional acreage is designated Timber Production Zone, Agriculture, or Resource Conservation, which is generally unavailable for development.

1.A.3. The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.

This policy is not directly applicable to the LAFCO request because the application concerns water service connections rather than site design for transportation, walking, or cycling.

1.A.4. The City and County should cooperate closely in the development of the unincorporated area surrounding the city and should allow for appropriate uses contiguous to the city.

Policy 1.A.4 is supported because the County's land use designations identify appropriate uses adjacent to the City and within the Urban Services Boundary and Place of Use area. The City and County already coordinate on development applications that require City water service, and approval of the LAFCO application would preserve that coordinated review process rather than replace it.

1.A.5. The City should avoid jeopardizing its own viability or ability to manage growth in and around the city by overcommitting the capacity of its systems outside of the city limits.

The City's 2025 Urban Water Management Plan (UWMP) supports Policy 1.A.5 by showing that continued service within the Urban Services Boundary and Place of Use areas would not overcommit the City's water system. Crescent City relies on groundwater from City-owned wells in the Smith River Plain Groundwater Basin. Combined City and State Department of Corrections water-right permits authorize annual production up to 1,194 million gallons per year (MGY*)*.). Projected production demand in 2045 remains well below the authorized amount. The UWMP further indicates that climatic variations affect

wet-season flows but have little or no effect on dry-weather flows, and that the groundwater source is expected to remain available at a consistent level over the next 20-year planning period.

The UWMP updated information about the capacity of the City's water system to supply water within the urban service boundary, sphere of influence and Place of Use, considering normal, drought and climate change scenarios found that *"ample capacity remains within its permit authorization"* of a maximum annual diversion of 1,194 MGY. The upgraded transmission and storage system has the capacity to produce 2,181 MGY and an average of 8.3 million gallons per day (MGD). Production between 2021 and 2025 was 739 to 829 MGY, well below the authorized amount of 1,194 MGY. In 2025, the City supplied 4,581 active connections, including approximately 3,987 residential, 579 commercial, and 15 industrial connections, plus Pelican Bay State Prison, with a total distribution of 829 million gallons. These figures support the conclusion that adequate capacity remains to serve planned connections without jeopardizing the City's viability or ability to manage growth.

Over the past five years Crescent City has focused water conservation efforts on public education and outreach and programs to assess and manage distribution system real loss. City Public Works prepares an annual assessment of water supplies, regulatory requirements, notices, and orders each June and determines the remaining capacity of the water system based on annual conditions. These procedures further support the conclusion that continued service can be managed without overcommitting the system.

1.A.6. The City supports annexation as a positive means of city expansion but shall evaluate annexation proposals on a case-by-case basis. In reviewing these proposals, the City shall consider the questions listed in Table 1-3. The City shall support only those annexations that:

- Promote orderly development and redevelopment of land within the Urban Boundary;
- Promote efficiency in service delivery;
- Are broadly supported by affected residents and property owners; and
- Are beneficial to the City.

The intent of Policy 1.A.6 focusses on considerations required before annexation should be supported but doesn't require annexation. In context with statements in the General Plan, Policy 1.A.6 also provides support that out-of-district service connections are appropriate. The City's General Plan EIR is relevant because it describes the Urban Boundary as encompassing *"all land considered for future water and sewer service expansion and thus for future urban development and annexation"* The EIR states that extension of water and sewer service is generally prohibited outside this boundary because low-density service extensions are costly, and that development within the boundary allows the City and County to provide long-term water-service planning.

The City is not seeking annexation through this application and currently does not propose to assume County service responsibilities other than continuing to provide the County with water service. Given the limited amount of land available for infill development and the location of the proposed connections within the Urban Services Boundary and Place of Use areas, continued out-of-district water service provides environmental and financial benefits to both the City and County while preserving case-by-case development review.

GENERAL PUBLIC FACILITIES AND SERVICES

Goal 4.A. To ensure the effective and efficient provision of public facilities and services for existing and new development.

Policies

4.A.1. The City shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The City shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means).

Policy 4.A.1 is supported because LAFCO approval would not eliminate development review or allow development where facilities are inadequate. Instead, once LAFCO authorizes the out-of-district service category, individual development proposals would continue to be reviewed by the City and County, including CEQA and other applicable environmental reviews. County referrals for projects requiring City water service would continue, and the City would continue to evaluate capacity before service is provided.

The City water system has capacity to accommodate growth both within the City and within the Urban Services Boundary and Place of Use boundary. Several parcels included in the application are large and could be subdivided in the future; however, any future subdivision would remain subject to the same coordinated review process. Land subdivision/development was anticipated in the City's General Plan/EIR in projecting buildout and sufficient capacity is available, as detailed in supporting information included in this document. Furthermore, If the City or County was to upzone any property to accommodate more housing (as may be required from new State Housing law), then an evaluation of the change to water supply would be performed as part of the rezoning/CEQA review. Approval of the LAFCO application would remove the need for repeated individual LAFCO approvals for qualifying individual service connections, but it would not remove the City's, County's, or other agencies' ability to review and condition future development.

WATER SUPPLY AND DELIVERY

Goal 4.B. To ensure the availability of an adequate and safe water supply and the maintenance of high-quality water for residents of and visitors to the Crescent City urban area.

Policies

4.B.1. The basic improvements to the Crescent City area public water system should be made to increase its production and transmission capability so it will serve development within the Urban Boundary (See Figure 2).

The basic improvements anticipated by Policy 4.B.1 have been completed or are addressed through ongoing system planning. The City's updated capacity information, summarized below under Policies 4.B.3 and 4.B.4, indicates that the system has sufficient production, transmission, and storage capacity to serve planned development within the Urban Boundary.

4.B.2. The City shall consider requiring, when determined necessary, that new development institute water conservation measures (e.g., flow restrictors, industrial recycling, or usable wastewater) to

lessen cumulative impacts on existing water systems and supplies. The City should also encourage existing development to apply such measures.

This policy is implemented through current development standards, including water-conservation requirements applicable to new construction under the State Building Code. Existing City conservation and shortage-response programs also support ongoing demand management.

4.B.3. The City shall approve new development only if an adequate water supply to serve such development is demonstrated and require that water supplies serving new development meet State water quality standards.

This policy is implemented through the City and County development review process. New development requiring City water service is referred to the City for capacity review, and service is provided only where adequate supply and water-quality standards can be demonstrated.

4.B.4. The City shall require that all new development within the Urban Boundary using a private water system have the ability to connect to the municipal water system should service become available.

Policy 4.B.4 is supported because developments within the City's Planning Area, Urban Services Boundary, and Place of Use area that initially rely on private water systems have been accommodated for future connection to the municipal water system when service becomes available or is required. These areas were included in the City's General Plan buildout assumptions and analyzed in the 2001 EIR.

The EIR found at the time that *"[b]uildout of the General Plan will increase the demand for potable water. Within the Planning Area, development under the General Plan will result in the demand for a total of 5.8 mgd.* It noted that*, "with construction of the improvements to the transmission system underway, the improved water system will have a capacity of 7.13 mgd, enough to accommodate buildout under the General Plan."* The EIR also found that *"[i]n addition, Policy 4.A.1. ensures that adequate facilities are available or will be available before new development may be improved. With these policies in place and improvements to the existing system expected to be completed in 2001, the impact is considered less than significant."*

The EIR for the General Plan further noted that *"buildout of the General Plan Planning Area included up to 11,283 residential units, 600 commercial units, and 304 industrial units. Crescent City currently supplies water to 4,581 active connections (2025) -approximately 3,987 residential connections, 579 commercial connections and 15 industrial connections, in addition to Pelican Bay State Prison. Current system capacity is now approximately 2,181 MGY and an average of 8.3 million gallons per day (MGD). The appropriation right is a maximum annual diversion of 1,194 MGY."* The water-right authorization therefore remains well above recent demand and within the growth assumptions evaluated in the General Plan and General Plan EIR. The City's current water system capacity , with these improvements, now exceeds the buildout projected in the 2001 General Plan.

The 2001 General Plan projected that *"[t]he city of Crescent City's population (excluding the prison population) has scarcely grown since 1990. As of 1996, the city had a total population of 4,653 (8,334 with the prison population). By the end of the General Plan timeframe (2020), the city is expected to grow to 7,484 persons (growing at the historical growth rate of 2.0 percent). This represents an increase of 2,831 persons from the 1996 population. This increase would result in the demand for 1,089 new dwelling units, and new commercial, industrial, and public facility development. Under the same*

historical growth rate of 2.0 percent, Del Norte County's total population is expected to grow *to approximately 42,000 persons and 16,000 dwelling units by* 2020."

Actual population levels remain well below those projections, indicating that the General Plan and EIR evaluated a growth scenario greater than current conditions. According to U.S. Census Bureau QuickFacts, July 1, 2025, population estimates for Crescent City is at approximately 6,002 with the surrounding urbanized area estimated at approximately 15,619 people. Del Norte County's total population, including the City, is estimated at approximately 26,410. As a result, the current City/ County populations are at 80%/63% of the 2020 population projections used in the General Plan, further supporting the conclusion that the application is consistent with planned growth assumptions anticipated in the General Plan EIR and that the proposed service connections remain within the scope of planned urban growth.

DEL NORTE LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 26-07

RESOLUTION OF THE DEL NORTE LOCAL AGENCY FORMATION COMMISSION AUTHORIZING THE CITY OF CRESCENT CITY TO PROVIDE WATER SERVICES OUTSIDE CITY BOUNDARIES TO AREAS WITHIN THE URBAN SERVICE BOUNDARY AND SOI

WHEREAS, Del Norte Local Agency Formation Commission (hereinafter referred to as "Commission") is responsible for authorizing cities and special districts to provide new or extended services by contract or agreement outside its jurisdictional boundaries in accordance with California Government Code Section 56133; and

WHEREAS, the Commission received an application from the City of Crescent City (hereinafter referred to as "City") requesting to provide water services outside its jurisdictional boundaries and within its sphere of influence, to areas within the urban service boundary; and

WHEREAS, the City owns existing infrastructure and has historically provided service to this area, dating from well before the enactment of GC 56133 in 2001; and

WHEREAS, the proposed out of area service authorization covers a specifically mapped existing water service area; and

WHEREAS, the proposal would authorize connections within the mapped urban services area that are consistent with existing County land-use designations (as of the date of this Resolution), while excluding major subdivisions, General Plan amendments/ upzoning, or extensions beyond existing infrastructure without further LAFCo review; and

WHEREAS, the project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and

WHEREAS, the City, as CEQA lead agency, determined the proposed water service is considered and analyzed in the certified General Plan EIR (SCH#2000032062); and

WHEREAS, the Commission, as CEQA responsible agency, finds that the proposal is consistent with the City of Crescent City General Plan and associated Environmental Impact Report (EIR); and

WHEREAS, the Commission may authorize the provision of new or extended services outside its jurisdictional boundary if the proposed service area is located within its sphere of influence and the action is made in anticipation of a later change of organization; and

WHEREAS, the Executive Officer gave sufficient notice of a public hearing to be conducted by the Commission in the form and manner provided by law; and

WHEREAS, the Commission reviewed and considered the Executive Officer's report and recommendation, and fully considered all the evidence presented at a public hearing held on September 28, 2026.

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

1. The Commission, as responsible agency, has independently reviewed and found that the proposal is consistent with the City of Crescent City General Plan and associated Environmental Impact Report (EIR) (SCH #2000032062) and therefore, further California Environmental Quality Act review is not required. Buildout within the urban services boundary were included in City's General Plan assumptions and analyzed in the General Plan EIR.
2. The Commission has considered the factors determined to be relevant to this proposal, including, but not limited to, Sphere of Influence and General Plan consistency, service capacity, and other factors specified in Government Code Section 56133, and as described in the staff report.
3. The Commission authorizes the City of Crescent City to provide water services outside its jurisdictional boundary to areas within the urban service boundary, as shown in Exhibit A, subject to the following conditions:
    a) The City of Crescent City and Del Norte County shall continue to coordinate on development applications that require City water service and should consider formalizing the process in an MOU or similar Agreement regarding the extension of water service within the portions of the USB and SOI covered by this authorization.
    b) This authorization allows for the City to provide infill connections within the mapped water service area (Exhibit A) that are consistent with existing County land use and zoning designations and do not require significant infrastructure extensions (i.e. less than 100 feet of waterline extensions).
    c) Resulting development shall remain consistent with the City and County General Plans and subject to City, County, CEQA, and all applicable regulatory requirements.
    d) Service extensions for the following types of development require additional LAFCO review:
        i. Major subdivisions
        ii. General Plan / Zoning amendments
        iii. Major extensions beyond existing infrastructure (extension requiring more than 100ft waterline)
    e) The City should consider having property owners that receive new City water service enter into an agreement with the City consenting to future City Annexation or Reorganization, should the City pursue it. The agreement would include terms and be appropriately recorded with County of Del Note.
    f) All LAFCo fees must be paid in full prior to the extension of service authorization becoming effective.

BE IT FURTHER RESOLVED that the City of Crescent City is hereby authorized to provide water services outside District boundaries to areas within the urbans service boundary and sphere of influence as conditioned and shown in Exhibit A.

_____	_____
Dean Wilson, Chair Del Norte LAFCo	Vanessa Blodgett, Executive Officer Del Norte LAFCo

EXHIBIT A – City Water Service Area Boundary

AGENDA ITEM 6.A.

MEETING: September 28, 2026

TO: Del Norte LAFCo Commission

FROM: Vanessa Blodgett, Executive Officer

SUBJECT: **Rescheduling November 23, 2026, Regular Commission Meeting**
The Commission will consider taking action to select a date to reschedule the November 23, 2026, Regular Commission Meeting due to anticipated schedule issues with the Thanksgiving holiday.

BACKGROUND

The Commission meets every fourth Monday of odd-numbered months, unless otherwise scheduled. The 2026 Meeting Schedule was approved at the March 2, 2026, Special Commission Meeting.

DISCUSSION

The next Regular Commission Meeting is scheduled for November 23, 2026. Historically, the Commission's November meeting has typically been cancelled or rescheduled due to schedule conflicts surrounding the Thanksgiving holiday.

Staff would like to cancel the November 23, 2026, Regular Commission Meeting and schedule a Special Meeting in its place. Staff has been coordinating to determine if the Chambers are available on November 16th or 30th.

RECOMMENDATION

Staff recommends the Commission discuss their availabilities and provide direction to staff on their preferred alternate meeting date.