



AGENDA ITEM 8A

MEETING: May 25, 2016
TO: Humboldt LAFCo Commissioners
FROM: George Williamson, Executive Officer
SUBJECT: **Overview of Proposed Reorganization of the Samoa Peninsula Fire Protection District to a Community Services District**
The Commission will receive an overview of a reorganization proposal filed by the Samoa Peninsula FPD. This report is being presented for information only.

LAFCos are responsible under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization or reorganization consistent with adopted policies and procedures pursuant to California Government Code (G.C.) Section 56375. LAFCos are authorized with broad discretion in amending and conditioning changes of organization as long as they do not directly regulate land use, property development, or subdivision requirements.

BACKGROUND

In 2001, the Samoa Pacific Group, LLC (SPG) purchased the Town of Samoa, a historic timber company town dating to the late 1800s. The existing town has approximately 99 homes and contains the Samoa Block, Samoa Cookhouse, woman's club, and water and sewer infrastructure. SPG is in the process of subdividing the original town residences, and also subdividing parcels for new residential, commercial, and recreation uses. The subdivision and eventual sale of individual lots requires a service provider to deliver essential services associated with water, wastewater, streets and street lighting, storm drainage, and parks and recreation.

In 2012, Humboldt LAFCo prepared a Peninsula Services Study to evaluate service needs and opportunities for restructuring services that could result in increased service levels and efficiencies for the Peninsula. Three options were considered: 1) Manila CSD annexation of the Town of Samoa, 2) Samoa Peninsula FPD Reorganization to a CSD; and 3) formation of a new CSD for the Town of Samoa. It was determined that reorganizing the Samoa Peninsula FPD to a CSD would promote improved services to Samoa, Fairhaven and Finntown. Since this time, the Samoa Peninsula FPD has been working with the SPG to evaluate the service needs and infrastructure improvements, and to prepare the necessary application materials to apply to LAFCo.

DISCUSSION

The Samoa Peninsula FPD has filed a reorganization application with LAFCo, consisting of dissolution of the SPFPD and formation of a new CSD. As proposed, the SPFPD would be reorganized to a CSD for purposes of providing expanded services to the Peninsula. Staff has sent a referral to agencies for early notification and comment (See Attachment A). Additionally, staff is working to confirm the District's boundary and tax rate areas. Following this, staff will notify Humboldt LAFCo regarding the need to initiate a property tax exchange process.

An important part of the reorganization is address expanded services, facilities, infrastructure, and staffing for the new CSD. The County in partnership with the Harbor District has been awarded an EDA grant to study the feasibility of using the ocean outfall pipe at Redwood Marine Terminal II, as well preparing an operational plan, infrastructure analysis, and rate recommendations for the new CSD. This study is being prepared by SHN and will be a key component of the application needed to support the LAFCo process.

RECOMMENDATION

This item has been agendized for information only. The Commission is invited to discuss the item and provide direction to staff as needed.

Attachment:

Attachment A: LAFCo Referral to Agencies



NOTICE OF FILING

DATE: May 16, 2016

TO: Humboldt County Administrative Office
Humboldt County Assessor's Office
Humboldt County Auditor's Office
Humboldt County Elections Office
Humboldt County Environmental Health
Humboldt County Planning and Building Department
Humboldt County Public Works Department
Humboldt County Sheriff's Office
City of Arcata Community Development
City of Eureka Community Development
Arcata Fire Protection District
Humboldt Bay Fire Authority
Humboldt Bay Harbor, Recreation and Conservation District
Humboldt Bay Municipal Water District
Humboldt Community Services District
Humboldt County Resource Conservation District
Manila Community Services District
Humboldt County Office of Education
Peninsula Union Elementary School
California Coastal Commission
North Coast Regional Water Quality Control Board

Cc: Troy Nicolini, President, Samoa Peninsula Fire Protection District
Dale Unea, Chief, Samoa Peninsula Fire Protection District
Dan Johnson, Samoa Pacific Group

FROM: Colette Metz, LAFCo Administrator

SUBJECT: APPLICATION RECEIVED – Samoa Peninsula Fire Protection District Reorganization

APPLICATION INFORMATION

Project: Proposed Reorganization of the Samoa Peninsula Fire Protection District to a Community Services District

Location: Samoa Peninsula including the communities of Samoa, Fairhaven, and Finntown

APNs: Various

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 at (707) 445-7508.

LAFCo has received a proposal submitted by resolution of application from the Samoa Peninsula Fire Protection District (SPFPD) for a reorganization consisting of dissolution of the SPFPD and formation of a new community services district (CSD). As proposed, the SPFPD would be reorganized to a CSD for purposes of providing expanded services to the Peninsula.

This letter serves as a preliminary notice of receipt of application. Components of the application and reorganization process are still pending completion, such as a property tax exchange agreement, financial analysis, and rate studies. Following completion of these Detailed Technical and Governance Reports needed to support the LAFCo process, a supplemental referral and additional comment opportunities will follow.

Reorganization

The proposed reorganization of the SPFPD to a CSD would provide the necessary governance structure to operate and maintain the current and future facilities/services on the peninsula. This includes new water and wastewater facilities to be constructed as part of the phased development plans for the town of Samoa, as well as planned recreation, trail and emergency services facilities. These services and facilities are proposed to be a part of the proposed CSD.

The proposed boundary of the CSD would be consistent with the current boundary and sphere of influence of the SPFPD. As part of the Detailed Technical and Governance Reports that will be completed for the reorganization, a conceptual plan for governing the newly formed CSD will include recommended organizational structure, staffing levels, and operating budgets. Budgets will address operation and maintenance, capital costs, replacement and any associated debt service, and other identified revenues and expenses. Based on the projected expenses, rate systems will be identified (benefit assessment, special tax, and service fees) to financially support the services provided by the proposed CSD.

Provision of Public Services

The proposed CSD would provide the following services:

- Fire protection and emergency response services
- Domestic and raw water distribution and storage
- Wastewater collection, treatment, and disposal
- Road maintenance
- Street Lighting
- Storm drainage
- Parks, recreation, trails, and open space
- Landscape maintenance within the public right-of-way

If you have any questions regarding this proposal or wish to request a copy of the application, please contact LAFCo at administrator@humboldtlaico.org or (707) 445-7508.