



AGENDA ITEM 8A

MEETING: November 15, 2017

TO: Humboldt LAFCo Commissioners

FROM: George Williamson, Executive Officer

SUBJECT: **Preview of Proposed Brainard Annexation to the City of Eureka**
LAFCo has received a proposal filed by the City of Eureka for annexation of 4 parcels and a partial Caltrans ROW along US Highway 101 and within the City's sphere of influence (SOI). The Commission will receive an informational presentation from City staff regarding its annexation proposal. This report is being presented for information only.

BACKGROUND

LAFCo has received a proposal submitted by Resolution of Application from the City of Eureka (Resolution No. 2017-55) for annexation of approximately 101 acres (4 parcels and partial Caltrans ROW) of unincorporated territory, generally located between Humboldt Bay and US Highway 101, north of Eureka. The annexation area consists of two parcels comprising the Brainard site, two parcels (one entire and one partial parcel) of Northwestern Pacific Railroad Company owned railroad right-of-way, and a portion of US Highway 101 right-of-way. The Brainard site was previously utilized as a lumber mill and air-dry yard, with administrative offices. The subject territory is adjacent to the City's boundary on three sides, is within the City's SOI, and is located within the Coastal Zone.

According to the application, the City of Eureka seeks to annex the property as a complement to the City's Economic Development strategy. The City currently has limited land available for industrial development. Additionally, the two parcels comprising the Brainard site (APNs 017-081-001 and 404-141-004) are owned by California Redwood Company (CRC). CRC intends to sell the property and is seeking to enhance the potential value and marketability of the site by annexing the site into the City of Eureka and, in cooperation with the City and neighboring property owners, exploring options for the extension of water and wastewater infrastructure to the site.

DISCUSSION

LAFCo staff is currently reviewing the application materials and will be circulating a Notice of Filing to subject and interested agencies. An upcoming hearing will be scheduled once the application materials are deemed complete and a Certificate of Filing is issued by the Executive Officer. LAFCo staff will then mail 21-day hearing notices to property owners and registered voters within and adjacent to the annexation area.

RECOMMENDATION

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