



## AGENDA ITEM 8A

**MEETING:** January 21, 2015  
**TO:** Humboldt LAFCo Commissioners  
**FROM:** George Williamson, Executive Officer  
**SUBJECT:** **Status of Current and Future Proposals**  
The Commission will receive a report summarizing active on future proposals. This report is being presented for information only.

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### **BACKGROUND**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. This includes approving or disapproving proposals for annexation, sphere of influence amendments, and outside agency service requests.

### **DISCUSSION**

Following is a summary of active and future proposals.

#### ***Active Proposals***

There are currently four (4) active applications on file with the Commission, as follows.

#### Humboldt Community Services District Sphere of Influence Update

See agenda item 7A.

#### City of Fortuna Upper 9<sup>th</sup> Street Annexation

The City of Fortuna obtained outside legal counsel opinion on whether further environmental review of the Upper 9<sup>th</sup> Street Annexation was necessary beyond what was already identified and analyzed in the Fortuna General Plan 2030 Program EIR certified in 2010. Based on this independent review it was found that there is no new information, including site-specific changes, identifying any additional environmental effects triggering the need for further environmental analysis. Furthermore, it was found that LAFCo as "responsible agency" has only limited discretion to disagree with the CEQA determinations already made by the City as "lead agency". After considering the legal opinion, and the reduced annexation area in the revised application, staff feels the annexation can proceed with the CEQA documentation provided by the City.

#### Fruitland Ridge Fire Protection District Formation

On December 18, 2014, LAFCo received a registered voter petition and associated application materials for the formation of the Fruitland Fire Protection District. Staff submitted the petitions to the Humboldt County Elections Office for signature validation. LAFCo received a Signature Verification Certificate from the Elections office confirming that the petition had been signed by the requisite number of registered voters within

the proposed formation area. LAFCo staff will continue to process the application for future Commission consideration.

#### Garberville Sanitary District Annexation Project

On July 16, 2014, the Commission approved the Annexation of Garberville Water Company Serviced Properties to the Garberville Sanitary District, subject to terms and conditions (Resolution No. 14-05). Approval triggered a 30-day reconsideration period followed by a protest hearing. On September 17, 2014, the Commission, acting as the conducting authority, ordered the annexation without election and authorized the Executive Officer to record a Certificate of Completion upon the satisfaction of the terms and conditions (Resolution No. 14-07). The District has been working to fulfill conditions of approval, including preparing a final map and geographic description of the annexation boundaries and amending the existing service agreement(s) between GSD and the property owners served by the Connick Creek Association's private waterline to include the connections on APN 223-061-025. Based on the GSD's progress, LAFCo staff anticipates a certificate of completion will be recorded in spring of 2015.

#### **Future Proposals**

There are several potential new proposals that may be submitted to the Commission in the near future based on discussions with proponents. A summary of these anticipated proposals follows.

#### City of Arcata Community Forest - Sunny Brae Forest Management Unit Annexation

The City of Arcata is considering annexing the Sunny Brae Forest Management Unit of the Arcata Community Forest. This newly acquired property is owned by the City and managed by the City's Environmental Services Department. Annexation would allow the City to apply municipal code and enforcement provisions for that management unit of the forest. City staff conducted the first Planning Commission review of the proposed annexation on December 9, 2014.

#### City of Arcata Boyd Road Annexation

The Arcata City Council will be considering adopting a Resolution of Application to LAFCo for an annexation of approximately 18.9 acres in the Boyd Road area (Humboldt Flake Board property). A public hearing is scheduled for January 21, and is expected to be continued to the February 4<sup>th</sup> Council meeting. The proposal area consists of four parcels that are currently pre-zoned by the City for Industrial Limited (IL). A Special Considerations and Stream Protection combining zones would be added to the underlying IL zoning district. According to the City's staff report, McKinleyville CSD has indicated that it has no issue with the current annexation request and maintaining a status quo water service with Eureka Ready Mix (the Flake Board property is vacant and has no water service), but is disinterested in negotiating any further changes in service or expansion of City services into its historic service area at the present time. The City has prepared a Plan for Services describing how services would be extended to the properties to allow for the expansion of uses on their properties.

#### City of Arcata Jacoby Creek Road Annexation

The Arcata City Council will be considering adopting a Resolution of Application to LAFCo for an annexation of 2212 Jacoby Creek Road (former Jacoby Creek School) for which LAFCo approved an extension of sewer services outside the City boundary due to a public health emergency in March 2013. A public hearing is scheduled for January 21, and is expected to be continued to the February 4<sup>th</sup> Council meeting. The City has been keeping LAFCo staff informed of their progress, including addressing property owner concerns related to the annexation.

#### Fieldbrook-Glendale CSD Annexation

The Fieldbrook-Glendale CSD is preparing to submit a resolution of application to annex areas currently served by water and/or fire protection services. In 2013, the Fieldbrook-Glendale CSD received voter-approval of a special tax to fund fire protection and emergency response services, including renovation and expansion of the District's fire station. The District's boundary expansion proposal would include areas where services have historically been provided outside district boundaries. LAFCo anticipates an application by resolution will be submitted in early 2015.

#### Samoa Peninsula Fire District Reorganization

The Samoa Peninsula FD continues to work with representatives of the Samoa Pacific Group on a proposal for the formation of a new community services district to provide water, sewer, fire protection and recreation services to the town of Samoa and Fairhaven. While referred to as a reorganization, the action would involve a new district formation concurrently with fire district dissolution. Currently, a draft Plan for Services is being prepared to identify in detail how and when services will be provided and funded. The County is intending to apply for a grant for enhanced trails Samoa to increase recreation opportunities for the peninsula.

#### **RECOMMENDATION**

Staff recommends the Commission receive and file this report.