



AGENDA ITEM 9B

MEETING: May 15, 2019
TO: Humboldt LAFCo Commissioners
FROM: George Williamson AICP, Senior Advisor
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.

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 is currently one (1) active applications on file with the Commission, as follows:

Samoa Peninsula Fire Protection District Reorganization to a CSD

Staff is continuing to proceed with conditions compliance, including the preparation of a PCSD Financial Plan and Rate Study for service to be provided, as well as draft agreements for the dedication and transfer of assets from the Samoa Pacific Group to the PCSD. The County is having a Supplemental EIR prepared for the tentative map and Coastal Development Permits. Once that is circulated and a Final SEIR prepared the tentative map will be scheduled for Planning Commission review. Tentative map approval is needed to establish parcels to be transferred.

The City of Eureka Brainard Annexation is Complete

Certificate of Completion recorded on May 6 2019

Future Proposals

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

Fires Services Coordination Efforts

A portion of Measure Z funds granted to the Humboldt County Fire Chiefs Association is focused on sustainable community fire protection to address the lack of complete community coverage and sustainable revenue. An informal working group consisting of County of Humboldt (Board of Supervisors, Planning and Building, Public Works, and County Administrative Office), LAFCo, and Humboldt County Fire Chiefs' Association

representatives have been meeting to address service and funding needs on a countywide basis. The group developed a property tax sharing recommendation which was approved by the Board of Supervisors in April. This group continues to work together to review options for priority areas and develop proposed action recommendations that will be brought back to the Board as property tax sharing agreements are developed and executed.

City of Arcata Creekside Homes Annexation

The project proposes annexation, rezoning, and subdivision of parcel 505-161-011 located at 2000 Foster Avenue near the Foster Avenue and "Q" Street intersection. An EIR is being prepared for the project with the City of Arcata as lead agency.

Humboldt CSD McKay Ranch Annexation

Humboldt County is lead agency for the North McKay Tract General Plan Amendment (GPA), Zoning Reclassification (ZR), Tentative Subdivision Map and Planned Development (PD) Permit for future residential and commercial development. The County has determined that an Environmental Impact report (EIR) be prepared for the project and has distributed an EIR Notice of Preparation (NOP). Annexation to the Humboldt CSD would be required for extending water and wastewater services to the site, making Humboldt LAFCo a responsible agency. A comment letter from Humboldt LAFCo on the EIR NOP has been prepared and sent to Humboldt County as lead agency. The Comment Letter is attached.

Humboldt CSD Mid McKay Annexation

Green Diamond Resources Company has made an application to Humboldt County Planning and Building for a minor subdivision in the Cutten area that will presumably require annexation into the Humboldt CSD as a condition of subdivision approval.

McKinleyville Potential Incorporation

See Agenda Item 8A

RECOMMENDATION

Staff recommends the Commission receive and file this report.

Attachment: N McKay Tract EIR NOP Comment Letter



May 8, 2019

Michael Wheeler, Senior Planner
Humboldt County Department of Planning and Building
3015 H Street
Eureka CA 95501

Subject: LAFCo Scoping Comments for N McKay Tract GPA, ZR, Subdivision, PD Permit EIR

Michael Wheeler,

The North McKay Tract Subdivision proposal includes annexation into the Humboldt Community Services District (CSD) for water and wastewater services and will be within Humboldt Bay Fire's (HBF) service boundary for fire protection services. Humboldt LAFCo will be processing the annexation application subsequent to County action and reviewing the CSD's and HBF's ability to adequately serve the project. As such, Humboldt LAFCo serves as a responsible agency as defined by the California Environmental Quality Act (CEQA), and will rely on the environmental document prepared by the Humboldt County Department of Planning and Building, as lead agency, to support its decision on the proposed annexation and service capabilities analysis.

LAFCo staff has the following comments:

1. Rezoning. The proposal is for zoning R-4/P, GO and C-1/P, GO in addition to R-1/P, R, GO. Please describe the impacts the change in zoning from R-1/P, R, GO to the planned higher density development could have on local services.
2. Utility Connections. The EIR should evaluate the funding mechanism for new service connections and impact those connections will have on the Humboldt CSDs ability to provide adequate water supply/storage and wastewater services to the project.
3. Emergency Response Services. Please provide a discussion of the impact this project will have on Humboldt Bay Fire's emergency response services.
4. Open-Space Land Conversion. The EIR should evaluate the potential conversion of planned open-space lands in relation to the policies and priorities identified in Government Code Section 56377 which states that development should be guided away from existing open-space use.

Again, thank you for the opportunity to comment on this project. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP
LAFCo Senior Advisor