



AGENDA ITEM 9A

MEETING: March 20, 2019
TO: Humboldt LAFCo Commissioners
FROM: Colette Metz, 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.

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 two (2) active applications on file with the Commission, as follows:

Humboldt CSD Langlois Lane Annexation

Complete; certificate of completion recorded on December 20, 2018.

City of Eureka Brainard Annexation

The Commission approved the Brainard annexation, subject to terms and conditions, on January 17, 2018 (LAFCo Resolution No. 18-02). One of the conditions required the city to amend its Local Coastal Program for the purposes of modifying the urban limit line to allow for the extension of services to the Brainard site. In November 2018, the Commission approved a time extension for the completion of proceedings to June 30, 2019.

Samoa Peninsula Fire Protection District Reorganization to a CSD

The Commission approved the Samoa Peninsula Fire Protection District (SPFPD) Reorganization to the Peninsula Community Services District (PCSD) with terms and conditions on May 15, 2017. The PCSD formation election was approved by voters on November 7, 2017. The Commission subsequently approved a one-year time extension for completion of LAFCo proceedings through November 7, 2019. 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.

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. A series of meetings have been held with fire district representatives wishing to explore the feasibility of annexing their realistic out-of-district response areas or pursuing reorganizations or consolidations. However, many districts have stated that annexation cannot proceed without a share of property tax revenue. The county has no master tax sharing agreement or clear policy with respect to fire related districts. For this reason, planning efforts related to fire district annexations, particularly in Southern Humboldt, have stalled.

More recently, an informal working group consisting of representatives from the County of Humboldt (Board of Supervisors, Planning and Building, Public Works, and County Administrative Office), LAFCo, and the Humboldt County Fire Chiefs' Association have been meeting to address service and funding needs on a countywide basis. The group is developing a property tax sharing recommendation which will likely be presented to the Board of Supervisors in April. It is anticipated that this group will continue 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

Kramer Properties, which owns McKay Ranch (80-acres around Redwoods Fields in Cutten), has submitted a tentative map with Humboldt County for future residential and commercial development. The property is currently forestland was split off from the McKay Tract in 1996. The property is proposed for phased development of a 320-unit, mixed-use subdivision including workforce housing apartment units, affordable single family parcels, townhouse units, condominium units, single family parcels, and neighborhood commercial space. Annexation to the Humboldt CSD would be required for the provision of water and wastewater services to the site. Currently an EIR is being prepared for the project with Humboldt County as lead agency.

Humboldt CSD Mid McKay Annexation

Green Diamond Resources Company has made 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.

RECOMMENDATION

Staff recommends the Commission receive and file this report.