



AGENDA ITEM 9A

MEETING: December 17, 2014
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.

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.

Palmer Creek CSD Out of Area Service Extension

See agenda item 7A.

Humboldt Community Services District Sphere of Influence Update

LAFCo has received an application, submitted by resolution of application, from the Humboldt Community Services District (HCSD) for a comprehensive sphere of influence update. The proposed sphere update includes 11 sphere expansion areas totaling approximately 6,046 acres (9.4 square miles). An Initial Study/ND for this project was adopted by HCSD and filed with the County Clerk on October 15, 2014. The following application materials were filed with LAFCo on December 1, 2014: signed application form and filing fee; standard indemnification agreement; HCSD Resolution 2014-15 approving submittal of the application; HCSD boundary and facilities map; HCSD Municipal Services Review (October 2014); LAFCo and City of Eureka comment letters; and notice of determination for CEQA compliance.

City of Fortuna Upper 9th Street Annexation

The City of Fortuna City Manager submitted a letter to the LAFCo Commission regarding the LAFCo staff CEQA determination for the Upper 9th Street Annexation. The letter included attachment with City environmental documentation. In a follow-up conversation with the City Planner, LAFCo staff was informed that a second opinion on CEQA compliance had been requested by the City. It is expected that this second opinion will recommend resolving the CEQA compliance matter at the staff level. For

this reason, the City Manager letter is not included in this packet. It is anticipated that an Upper 9th Street Annexation update will be included on the January 2015 Commission agenda.

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 could be recorded as early as December/January 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 Sunny Brae Forest 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.

At an October 24, 2014 meeting with City of Arcata Environmental Services Director Mark Andre and Senior Planner Joe Mateer, LAFCo staff was provided a map showing eight parcels being considered for annexation, and another city-owned parcel adjoining Fickle Hill Road that could be included in the annexation proposal. The map noted that there would be no urban service boundary extension, the annexed lands would be designated Natural Resource [NR], with no residential uses permitted. The proposed annexation area is outside the City's Sphere of Influence.

The annexation of all lands referenced above would create an island of unincorporated territory, a portion of which is designated within the City's Sphere of Influence. This unincorporated area is primarily low-density residential and resource lands. Staff has advised the City that, to proceed, the following City actions are needed prior to submitting an application to LAFCo: Prepare a plan for services documenting how the subject territory would be managed pursuant to Government Code Section 56653; Either propose annexing the unincorporated territory that would

be surrounded by the city upon annexation or justify why they shouldn't be annexed in accordance with Government Code Section 56375(m); Amend the City's Sphere of Influence in the Arcata General Plan; Address the City's Urban Services Policy related to annexation in the Arcata General Plan; Pre-zone properties to be annexed with City designations; Prepare a CEQA determination with supporting documentation; Hold Planning Commission and City Council hearings on the matter; and Prepare and adopt a resolution of application to LAFCo with applicable filing deposit.

City staff subsequently sent a referral to LAFCo on this matter and conducted the first Planning Commission review of the proposed annexation on December 9, 2014.

Fruitland Ridge Fire Protection District Formation

On August 18, 2014, chief petitioners representing the Fruitland Volunteer Fire Department (VFD) published a Notice of Intent to Circulate a Petition to form the Fruitland Ridge Fire Protection District. The reasons for the proposal, as set forth in the petition, are to support the Fruitland Ridge VFD, which has served the area since 1985; establish formal boundaries that clearly define service responsibilities; and establish ongoing revenue sources that can support fire protection services for the community into the future. The petition has been circulated for signatures from registered voters within the proposed boundaries. LAFCo anticipates an application by petition will be submitted in early 2015.

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 the dissolution of the current fire district. Currently, a draft Plan for Services is being prepared to identify in detail how and when services will be provided and funded. LAFCo staff confirmed that all fee revenue, assessments and the portion of the property tax received by the Samoa Peninsula FD can in fact be transferred to the newly formed CSD. These existing revenues would be designated for use by the fire department of the CSD.

RECOMMENDATION

Staff recommends the Commission receive and file this report.