



## AGENDA ITEM 8B

**MEETING:** July 15, 2020  
**TO:** Humboldt LAFCo Commissioners  
**FROM:** Colette Metz Santsche, 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 is currently one (1) active application on file with the Commission, as follows:

##### Rio Dell Fire Protection District Annexation

See Agenda Item 6B. The protest hearing was held on July 1<sup>st</sup> via Zoom. Six (6) voter protests and four (4) landowner protest were received which does not meet the threshold for further consideration and the previous commission action stands.

#### ***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.

##### Fire 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. Most recently the group has been working on a Westhaven Volunteer Fire Department capacity analysis. This is in response to inquiries about potential alternatives for providing fire services to CSA 4.

### City of Arcata Creekside Homes Annexation

The project includes a mix of occupancy and housing types (including single-family, multi-family, senior and assisted living residential development) on land proposed to be annexed into the City. The City Council recently approved a General Plan amendment and Land Use Code amendment to establish land use and zoning on the property, a Minor Subdivision, and a Planned Development Permit. The City is currently working with the property owner on a Development Agreement to pay certain fees for traffic impacts, wastewater treatment impacts, and water storage impacts. Once this is complete, an annexation application will be filed with LAFCo. City staff has reached out to LAFCo staff about the annexation application process and different coordination efforts that need to take place. LAFCo staff has been looking into the different districts that may be affected by the annexation including the Humboldt County Flood Protection District and Janes Creek Storm Drainage Maintenance District.

### City of Arcata McDaniel Slough Annexation

The City of Arcata acquired two parcels adjacent to the Arcata Marsh and Wildlife Sanctuary. In keeping with the City's open space policies, the City will be requesting annexation of the two parcels. This will allow the City to administer the Arcata municipal code and other City rules and regulations on the properties.

### Humboldt CSD McKay Ranch Annexation

Humboldt County is lead agency for the North McKay Ranch General Plan Amendment (GPA), Zoning Reclassification (ZR), Tentative Subdivision Map and Planned Development (PD) Permit for future residential and commercial development. A Draft EIR has been prepared and was available for public review for the statutory 45-day review period, starting May 15, 2020 and ending June 29, 2020 (<https://humboldt.gov/2755/North-McKay-Ranch>). Annexation to the Humboldt CSD would be required making Humboldt LAFCo a responsible agency. LAFCo staff reviewed the Draft EIR and submitted comments. A Project Summary as provided in the Draft EIR is as follows:

*"The proposed project would comprise two discontinuous areas: the proposed development area and an off-site water storage tank. The proposed project would be constructed on approximately 81 acres and would involve a mixed-use development with 320 residential units, approximately 22,000 square feet of commercial development, an off-site sewer line, and an off-site water storage tank. The proposed land uses would include single-family dwellings, multi-family dwellings, and neighborhood commercial. The residential mix could include 146 single-family houses and 174 multi-family units. Approximately 21.73 acres would remain as undeveloped open space that would be dedicated to the County for future trail management or conveyed in fee. The off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. The proposed project is anticipated to be developed in nine phases over a period of 20 years, but a final phasing plan would be based on market conditions. The proposed project would require annexation into HCSD for the provision of utilities."*

#### 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. The 88-acre parcel is proposed to be subdivided into four parcels for future residential and neighborhood commercial development, with areas reserved for recreational and open space opportunities. At this time there is no estimate for the number of proposed dwellings or commercial centers. LACO Associates recently requested information on annexation policy from LAFCo.

#### HCSD Activation of Park and Recreation Powers

HCSD staff recently approached LAFCo staff about the process of activating Park and Recreation powers for the district. Staff is currently coordinating with the district on the process.

#### **RECOMMENDATION**

Staff recommends the Commission receive and file this report.