



AGENDA ITEM 8B

MEETING: November 18, 2020
TO: Humboldt LAFCo Commissioners
FROM: Colette 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.

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 no active applications on file with the Commission. The status of two recent proposals is listed below:

Rio Dell Fire Protection District Annexation

The Executive Officer filed a statement of boundary change filing with the State Board of Equalization to complete the annexation process. Awaiting acceptance letter.

Palmer Creek Out of Agency Service Request – 722 Tompkins Hill Road

Complete. The Palmer Creek CSD and property owner recorded the covenant and agreement for water service with the County Recorder's Office. LAFCo staff has completed a final cost accounting and submitted a reimbursement of unexpended funds to the property owner.

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 to evaluate CSA 4 service

options in the Trinidad area and working with mutual aid partners including Westhaven Volunteer Fire Company that resides within the CSA 4 boundary. Staff provided a preliminary capacity assessment for Westhaven VFC to County staff for use at the Board of Supervisors fire services ad hoc committee meeting.

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 provided guidance on the application process and associated fees and anticipates an application will be filed in the coming months.

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 Single Parcel Annexation

Humboldt CSD is currently discussing a single parcel annexation with the affected property owner. Staff has had preliminary discussions with Humboldt CSD and provided them with application materials.

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 Final EIR will be prepared for the project based on public comment and is anticipated in late 2020 or early 2021.

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 previously requested information on annexation policy from LAFCo. It is unknown when this project will move forward.

RECOMMENDATION

Staff recommends the Commission receive and file this report.