



AGENDA ITEM 8B

MEETING: November 17, 2021
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 three (3) active applications on file with the Commission:

Arcata Creekside Annexation

Filed Certificate of Completion. Preparing Board of Equalization filing.

Humboldt CSD Mitchell Road Annexation

Proceeding with Conditions Compliance and Recordation.

City of Rio Dell Metropolitan Road (Wastewater Field) Annexation

Filed Certificate of Completion. Preparing Board of Equalization filing.

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 the following fire services planning efforts:

- County Service Area 4 (CSA 4) governance structure and funding options in the Trinidad/Big Lagoon/Westhaven areas.
- Garberville FPD annexation and funding options.

- Avenues Co-op reorganization options, including Salmon Creek FPD Formation.
- Eel River Valley Shared Services options.
- 2020 Annual Fire Chief's Report highlighting service calls and achievements of emergency response providers throughout Humboldt County.
- Legislative proposal coordination to address the exclusion of commercial forest lands that are timbered from Fire Protection District Law.

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 (SCH #: 2019049166)

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. The proposed subdivision is located in the Cutten area of Humboldt Community Services District's (HCSD) sphere of influence and is expected to consist of approximately 320 residential units and two (2) commercial lots at full build-out. Annexation to the Humboldt CSD would be required making Humboldt LAFCo a responsible agency.

A Draft EIR was previously available for the statutory 45-day public review period, starting May 15, 2020 and ending June 29, 2020. LAFCo staff reviewed the Draft EIR and submitted comments. Recently, a partial recirculation of the Draft EIR for three (3) chapters, including Chapter 2 Project Descriptions, Chapter 3.11 Land Use and Planning, and Chapter 3.16 Transportation Changes have been revised to reflect updates to the project based on the water supply analysis completed post circulation of the Draft EIR, and changes to the regulatory environment that resulted in how the significance of transportation impacts are evaluated because of SB 743 and updates to the CEQA Guidelines. In addition, two new appendices: Appendix J: Water Supply Analysis and Appendix K: VMT Analysis have been provided. This Partial Recirculation is available for public review for 45 days, starting October 18, 2021, and ending December 1, 2021. A Final EIR will be prepared for the project based on public comment, but it is unknown when the document will be released. More information on the environmental review process can be found here: <https://humboldt.gov/2755/North-McKay-Ranch>

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.