



AGENDA ITEM 8C

MEETING: November 19, 2025
TO: Humboldt LAFCo Commissioners
FROM: Colette Santsche, Executive Officer
SUBJECT: **Status of Current and Future Proposals**
The Commission will receive a report summarizing active and 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

Kneeland Fire Protection District
See Agenda Item 7A.

Humboldt Community Services District

Humboldt County, acting as lead agency, approved the North McKay Ranch Subdivision on March 7, 2023, including a General Plan Amendment, Zoning Reclassification, Tentative Subdivision Map, and Planned Development Permit. The 81-acre project in Cutten authorizes up to 320 residential units, approximately 22,000 square feet of commercial space, and several off-site infrastructure improvements. These include upsizing approximately 1,000 feet of water main along Walnut Drive and construction of a new 250,000-gallon water storage tank, both of which will support domestic and fire flow demands and ultimately be owned and operated by the Humboldt Community Services District (HCSD). Additional wastewater infrastructure will also be required, including a new sewer lift station to be constructed by the developer and completion of the Hemlock Sewer Transmission Line connection to the Martin Slough Interceptor—a capital project funded by HCSD.

HCSD submitted an annexation application to LAFCo in July 2025 by resolution. The Commission reviewed the proposal as an informational item at its September 17, 2025 meeting. The application remains incomplete pending completion of the property tax exchange process with Humboldt County, as required under Revenue and Taxation Code §§99 and 99.01. As of November 2025, tax exchange negotiations are still underway, and the annexation cannot be scheduled for Commission consideration until a tax exchange resolution is adopted.

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 has been allocated to providing technical assistance for 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, Public Works, and County Administrative Office), LAFCo, and Humboldt County Fire Chiefs' Association representatives continue to meet as needed to address service and funding needs on a countywide basis, including the following fire services planning efforts:

- Ferndale FPD Annexation of goodwill response areas and special tax.
- Petrolia FPD/Telegraph Ridge FPD/Honeydew VFC Reorganization and special tax.
- County Service Area 4 (CSA 4) governance structure and funding options in the Trinidad/Westhaven/Big Lagoon/Orick areas.
- Highway 299 goodwill response area between Willow Creek and Blue Lake FPDs.
- Direct charge list support for various departments.
- Preparing 2024 Annual Fire Chief's Report highlighting service calls and achievements of emergency response providers throughout Humboldt County.
- Legislative options to address rural highway calls and the statutory exclusion of commercial forest lands that are timbered in Fire Protection District Law.
- Creating a toolkit for new and existing fire districts to understand all statutory, financial and reporting requirements under state law.

Recent Inquiries/Coordination

1) Coordinated with Loleta CSD regarding requirements for bulk water sales outside the District's boundary and sphere of influence; 2) Responded to an inquiry regarding the potential formation of a healthcare district; 3) Provided guidance on a proposed cell phone tower located within a city sphere of influence; 4) Participated in meetings with the McKinleyville Incorporation Exploration Subcommittee and the Community Planning Assistance Team; 5) Attended the HBMWD Board meeting concerning the North Mainline Extension process and overview on related approvals.

RECOMMENDATION

Staff recommends the Commission receive and file this report.