



## AGENDA ITEM 8C

**MEETING:** March 18, 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 are currently three (3) active applications on file with the Commission, as follows:

#### Garberville Sanitary District Out of Agency Service Extension Request

Complete. Received Recorded Covenant and Agreement for services between the District and property owner (Southern Humboldt Community Park).

#### City of Fortuna Out of Agency Water Service Extension

See agenda item 6A.

#### Rio Dell Fire Protection District Annexation

See agenda item 7A.

#### Samoa Peninsula Fire Protection District Reorganization to Peninsula CSD

The Town of Samoa phased tentative map was approved by the Planning Commission on February 20, 2020. This establishes parcels to be transferred. Peninsula CSD Formation conditions compliance includes a Financial Plan and Rate Study, which has been prepared and is being presented to the Samoa Peninsula Fire District on March 17, 2020. The Fire District Board will also be acting on a Resolution to transfer assets and designate the Peninsula Community Services District as the successor agency at that Meeting. The Conveyance, Asset Transfer and Transition Services agreements have been prepared and distributed for Samoa Pacific Group signature. The Regional Water Quality Control Board hearing on the Samoa Wastewater Treatment Facility Waste Discharge Requirements is scheduled for April 16, 2020. LAFCo Staff has contacted the State Board of Equalization about Peninsula Community Services District 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.

### Fires 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. The group developed a property tax sharing recommendation which was approved by the Board of Supervisors in April. This group continues to work together to review options for priority areas and develop proposed action recommendations that will be brought back to the Board as property tax sharing agreements are developed and executed.

### City of Arcata Creekside Homes Annexation

The project proposes annexation, rezoning, and subdivision of parcel 505-161-011 located at 2000 Foster Avenue near the Foster Avenue and "Q" Street intersection. The project includes single-family, multi-family, and assisted living residential development that would provide housing for about 269 residents, with 32 single-family residential units and 32 accessory dwelling units, an assisted living and memory care facility with 100 care beds, 25 senior-restricted neighborhood cottage units, a stream protection zone along Janes Creek, a wetland mitigation area, pedestrian/bicycle trails, and the development and dedication of public infrastructure. The project was approved by the Arcata Planning Commission and is currently being review by the Arcata City Council.

### Humboldt CSD McKay Ranch Annexation

Humboldt County is lead agency for the North McKay Tract General Plan Amendment (GPA), Zoning Reclassification (ZR), Tentative Subdivision Map and Planned Development (PD) Permit for future residential and commercial development. The County has determined that an Environmental Impact report (EIR) be prepared for the project. Annexation to the Humboldt CSD would be required for extending water and wastewater services to the site, making Humboldt LAFCo a responsible agency. The developer is proposing to subdivide 7 parcels, totaling approximately 81 acres, into 154 mixed-use lots with 320 residential units which may include 110 single-family houses and 210 multifamily units. Two commercial parcels are also proposed as part of the project.

### 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.

### McKinleyville Incorporation

Humboldt LAFCo staff met with Humboldt County Administrative Officer Amy Nilson and County Supervisor Madrone in February regarding initial steps to study McKinleyville incorporation. Staff advised that an independent pre-feasibility study would be an appropriate way to start studying incorporation.

### **RECOMMENDATION**

Staff recommends the Commission receive and file this report.