



AGENDA ITEM 8C

MEETING: April 29, 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.

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) applications that have recently been completed and one (1) active application 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

Complete. LAFCo received an application filed by the City of Fortuna for the extension of water services to 5717 Rohnerville Road (APN 203-171-032) due to a documented failure of an onsite well. On March 16, 2020 the Executive Officer approved the water service extension, with conditions, subject to reconsideration period. No requests for reconsideration were received during the 10-day reconsideration period.

Samoa Peninsula Fire Protection District Reorganization to Peninsula CSD

Complete. 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 was presented to the Samoa Peninsula Fire District on March 17, 2020. The Fire District Board also approved a Resolution to transfer FPD assets and to designate the Peninsula Community Services District as 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 was held

on April 16, 2020. LAFCo recorded the Certificate of Completion on March 31, 2020 and is preparing to submit the required Statement of Boundary Change Completion to the State Board of Equalization.

Rio Dell Fire Protection District Annexation

LAFCo has received a proposal submitted by resolution of application from the Rio Dell Fire Protection District (FPD) for annexation of approximately 11,498 acres (608 parcels) of developed and undeveloped rural residential and resource lands located outside the boundaries that is currently served by volunteer fire companies. The Rio Dell FPD proposes to consolidate fire protection service operations and administration with the Scotia, Redcrest and Shively Volunteer Fire Companies, and annex the service areas of those volunteer fire companies into the boundaries of the Rio Dell FPD. This action would also necessitate the divestiture of power to provide fire protection services by Scotia Community Services District (CSD). This application was originally set for public hearing at the March 18, 2020 regular commission meeting, which was cancelled due to COVID-19. Staff is preparing to re-notice this hearing for the May 20, 2020 LAFCo meeting.

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. 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 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.

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 Nilsen and County Supervisor Madrone in February regarding initial steps to study McKinleyville incorporation. Staff advised that hiring an independent consultant to prepare a preliminary feasibility study (PFS) would be an appropriate way to start evaluating incorporation. LAFCo will continue to work with the County and other potential partners to determine whether funding can be secured to support a PFS process.

RECOMMENDATION

Staff recommends the Commission receive and file this report.