



AGENDA ITEM 8C

MEETING: May 20, 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 is currently one (1) active application on file with the Commission, as follows:

Rio Dell Fire Protection District Annexation

See Agenda Item 7A.

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 North 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 is available for public review for the statutory 45-day review period, starting May 15, 2020 and ending June 29, 2020 (<https://humboldt.gov.org/2755/North-McKay-Ranch>). Annexation to the Humboldt CSD would be required making Humboldt LAFCo a responsible agency. LAFCo staff is reviewing the Draft EIR and will submit comments. A Project Summary as provided in the Draft EIR is as follows:

"The proposed project would comprise two discontinuous areas: the proposed development area and an off-site water storage tank. The proposed project would be constructed on approximately 81 acres and would involve a mixed-use development with 320 residential units, approximately 22,000 square feet of commercial development, an off-site sewer line, and an off-site water storage tank. The proposed land uses would include single-family dwellings, multi-family dwellings, and neighborhood commercial. The residential mix could include 146 single-family houses and 174 multi-family units. Approximately 21.73 acres would remain as undeveloped open space that would be dedicated to the County for future trail management or conveyed in fee. The off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. The proposed project is anticipated to be developed in nine phases over a period of 20 years, but a final phasing plan would be based on market conditions. The proposed project would require annexation into HCSD for the provision of utilities."

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 2020 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. However, there are currently no funds dedicated for this type of study and it is unknown to what extent the County, MCSD, LAFCo, and/or other entities would be willing to assist with funding. LAFCo will continue to work with the County and other potential partners to determine how to best proceed with a PFS process. This would likely be a multi-year process.

RECOMMENDATION

Staff recommends the Commission receive and file this report.