



AGENDA ITEM 8D

MEETING: January 15, 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 two (2) active applications on file with the Commission, as follows:

Garberville Sanitary District Out of Agency Service Extension Request
Complete.

Rio Dell Fire Protection District Annexation
See agenda item 8A.

Samoa Peninsula Fire Protection District Reorganization to Peninsula CSD

The Draft Samoa tentative map and Coastal Development Permits Supplemental EIR was approved by the Planning Commission in October. Subsequent Tentative map approval will establish parcels to be transferred. Peninsula CSD Formation conditions compliance includes a Financial Plan and Rate Study for provided services, as well as draft asset transfer and transition services agreements for dedications and assets transfer from Samoa Pacific Group. An Engineers report for assessments is underway and an ocean outfall lease agreement for treated wastewater disposal has been submitted to the Harbor District.

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.

Out of Agency Service Authorizations

Both the City of Blue Lake and the City of Fortuna have contacted LAFCo staff regarding property owner inquiries to connect to city services due to health and safety reasons. LAFCo staff is coordinating with city staff to determine feasibility of extending services.

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 is currently being review by the Arcata Planning Commission.

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.

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.

RECOMMENDATION

Staff recommends the Commission receive and file this report.