



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H Street Eureka CA 95501 Fax: (707) 268-3792 Phone: (707) 445-7541

Hearing Date: May 5, 2016
To: Humboldt County Planning Commission
From: Rob Wall, Interim Director of Planning and Building Department
Subject: **Town of Scotia LLC General Plan Conformance Review**
Application Number 10221
Case Numbers GPC-16-002, CC-16-001
Assessor Parcel Number 205-351-031-000
West side of State Highway 101, Scotia

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Please contact Michael Wheeler, Senior Planner at 268-3730 if you have any questions about the scheduled public hearing item.

cc: Applicant, Agent

AGENDA ITEM TRANSMITTAL

Hearing Date May 5, 2016	Subject General Plan Conformance and Certificate of Compliance	Contact Michael Wheeler
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Project Description: A General Plan Conformance Review for the creation of nine (9) parcels to be conveyed to the Scotia Community Services District. Except for the easement for the Water Storage and Treatment Facility, these parcels are all parcels illustrated on the approved subdivision map for Scotia. The parcels are to be conveyed to the Scotia Community Services District to allow for the CSD to function in accordance with their scope of services approved by LAFCO. Because the final subdivision map for the phases where these conveyance parcels are situated have not yet been recorded, a Certificate of Compliance is being sought to recognize the descriptions of these parcels.

Project Location: The project site is located in Humboldt County, in the Scotia area, on the west side of State Highway 101, on property known as the community of Scotia.

Present Plan Land Use Designations: Commercial General (CG), Density: N/A; Industrial General (IG), Density: N/A; Timber Production (T), Density: 160 to 20 acres per dwelling unit; Residential/Low Density (RL), Density: 1-7 dwelling units per acre, Public Facility (PF), Density: N/A; Framework Plan (FRWK)

Present Zoning: (C-2/Q) Community Commercial (C-2)- Qualified (Q); (MH/Q) Heavy Industrial (MH)- Qualified (Q); Timberland Production (TPZ); Unclassified (U); (R-1/D,Q) Residential One-Family (R-1)- Design Control (D)- Qualified (Q), Public Facility (PF)

Case Numbers: GPC 16-002, CC 16-001

Application Number: 10221

Assessor Parcel Number: 205-351-031-000

Applicant
Frank Bacik
Town of Scotia Company LLC
125 Main Street
Scotia, CA 95565

Owner

Agent
Mike O'Hern
Kelly-O'Hern Associates
3240 Moore Avenue
Eureka, CA 95501

Environmental Review: No. CEQA Exemption Section: 15378-Not a Project

State Appeal Status: Project is NOT appealable to the California Coastal Commission

Major Issues: None

Town of Scotia LLC General Plan Conformance Review and Certificate of Compliance

Case Numbers: GPC-16-002, CC-16-001

Assessor Parcel Number: 205-351-031-000

A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure. The applicable code is included as Attachment 5 to this staff report.

Executive Summary: Under a Covenant and Agreement executed between the Town of Scotia (TOS) LLC and the Humboldt County Local Agency Formation Commission (LAFCo) involving the formation of the Scotia Community Services District in 2010, it was agreed that certain community assets held by the TOS LLC would be transferred to the District. These parcels are depicted in Attachment 3 (Exhibits D1-D9) and include the Winema Theater (Lot 29), Scotia Museum (Lot 31), Scotia VFD Fire Hall (Lot 231), Fireman's Park and Ballfield (Lot 245), Scotia Soccer Field (Lot 246), Community Forest/Wastewater Treatment Plant (Lot 247), Carpenter Shop (Lot 248), Log Pond (Lot 243) and the Water Storage and Treatment Facility (Easement). The Scotia CSD is now functioning with activated powers that include water, wastewater and recreation.

A General Plan Conformance Review pursuant to Government Code §65402 (see Attachment 5) is required before these nine (9) parcels may be conveyed to the Scotia Community Services District. This statute requires that before a public agency acquires real property it is required to seek a report from the local Planning Agency as to its conformance with the adopted General Plan. Evidence has been provided supporting a finding that the parcels being transferred to the District are in conformance with the General Plan. This evidence is set forth more fully in Attachment 2.

The conveyance parcels are all lots illustrated on the approved subdivision map for Scotia, except for the easement on which the water storage and treatment facility is sited. However, the final map for the subdivision phases where these conveyance parcels are situated has not yet been recorded. Accordingly, Certificates of Compliance are being sought concurrently with the General Plan Conformance Review to reflect the legal descriptions for the conveyance parcels. Real property conveyances to a public agency are exempt from the requirement for a parcel map pursuant to Government Code Section 66428(a)(2). The prior approval of the tentative subdivision map for Scotia included a finding of conformance with the General Plan. Improvements and dedications in accordance with the subdivision approval remain the responsibility of the Town of Scotia LLC. Recording requirements and fees for the certificates are set forth in Attachment 1.

The General Plan Conformance Review and Certificate of Compliance are exempt from CEQA.

General Plan Designation

All of the parcels with existing service facilities (lots 245-248 and 231) to be conveyed are planned Public Facilities and represent those parcels that will serve the future purposes of the Scotia Community Services District. The "log pond" lot (243) has a designation of Industrial General (IG). The museum lot (231) and theater lot (29) are in the Commercial General (CG).

**RECORD OF ACTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

**Case Number GPC-15-002, CC-16-001
Assessor Parcel Number 401-112-017-000**

Town of Scotia LLC. A General Plan Conformance Review for the creation of nine (9) parcels to be conveyed to the Scotia Community Services District. These parcels are all parcels illustrated on the approved subdivision map for Scotia. The parcels are to be conveyed to the Scotia Community Services District to allow for the CSD to function in accordance with their scope of services approved by LAFCO.

Recommendation

- Find project to be in conformance with the General Plan based on findings in the staff report.
- Adopt finding that project does not conform to the General Plan for the reasons specified in the staff report.

Record of Action

- Adopt Planning Division's recommendation.
- Adopt Planning Division's recommendation with revisions as made by the Planning Commission.

Adopted after review and consideration of all the evidence on _____, 2016.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

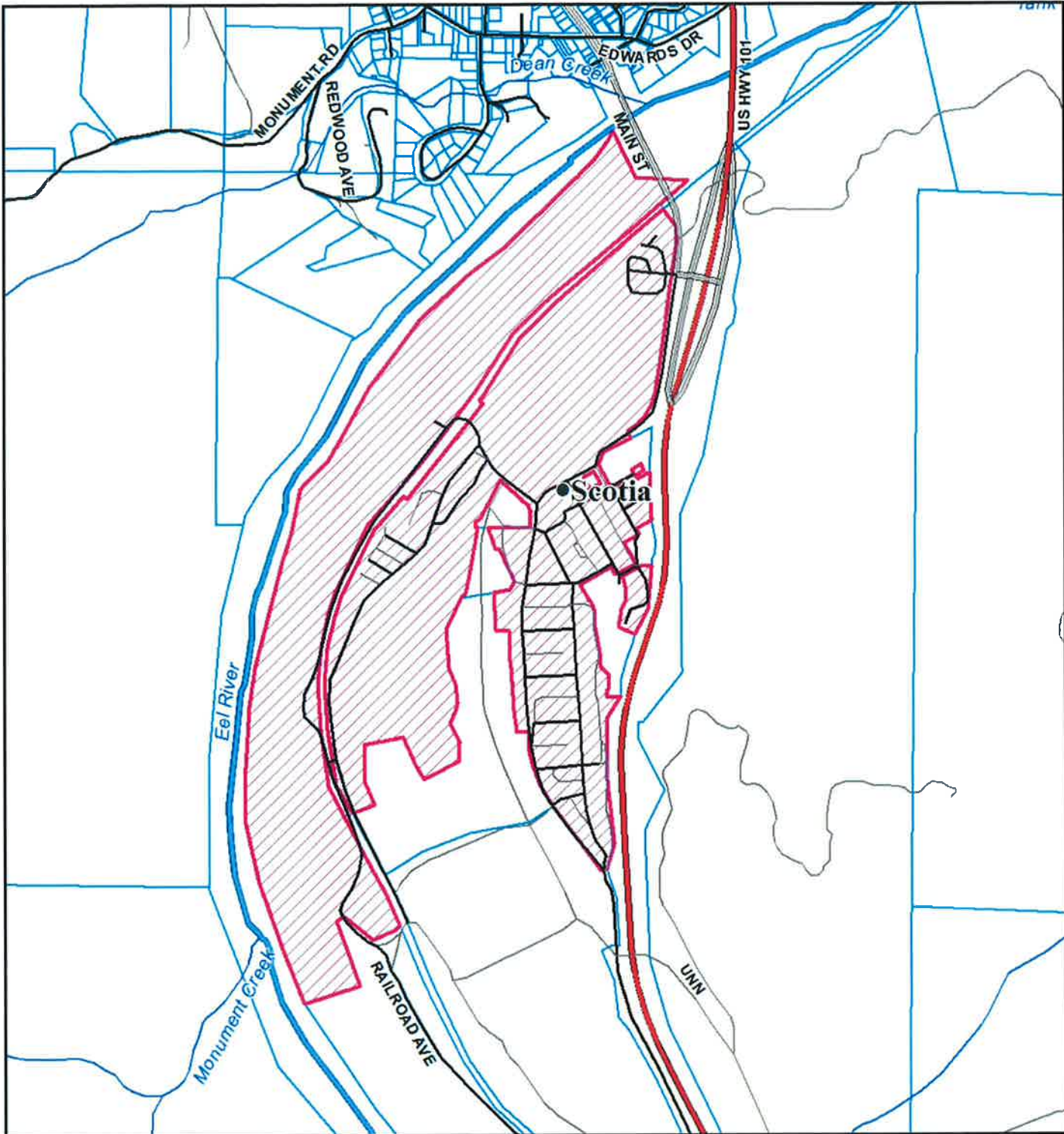
ABSENT: Commissioners:

DECISION:

Robert E. Morris, Chair

I, Suzanne Hegler, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

Suzanne Hegler, Clerk



LOCATION MAP

**PROPOSED TOWN OF SCOTIA CO. LLC
GENERAL PLAN CONFORMANCE REVIEW &
CERTIFICATE OF COMPLIANCE**

SCOTIA AREA

GPC-16-002/CC-16-001

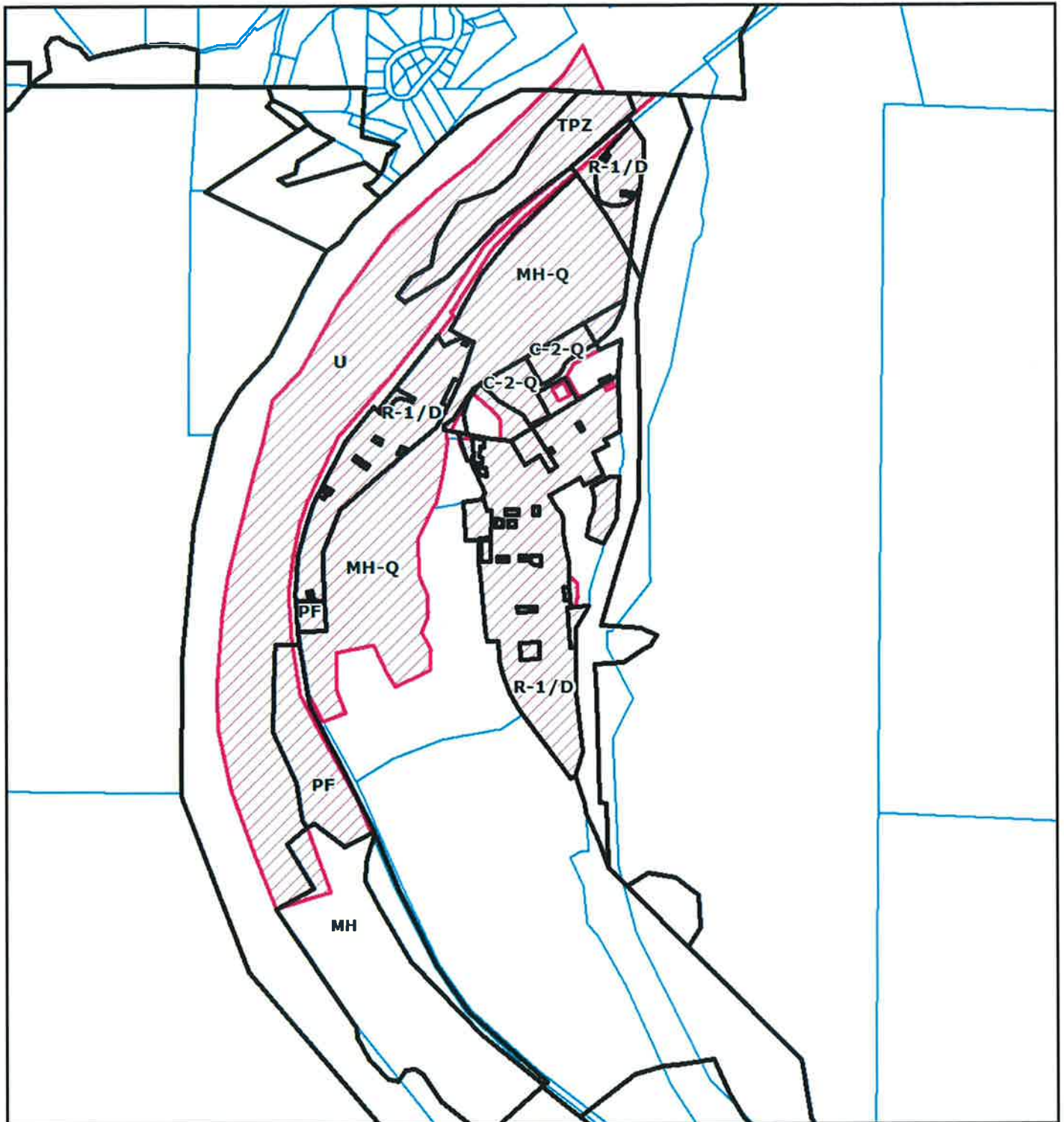
APN: 205-351-031

T01N R01E S5,7,8,18 HB&M (Scotia)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





ZONING MAP

**PROPOSED TOWN OF SCOTIA CO. LLC
GENERAL PLAN CONFORMANCE REVIEW &
CERTIFICATE OF COMPLIANCE**

SCOTIA AREA

GPC-16-002/CC-16-001

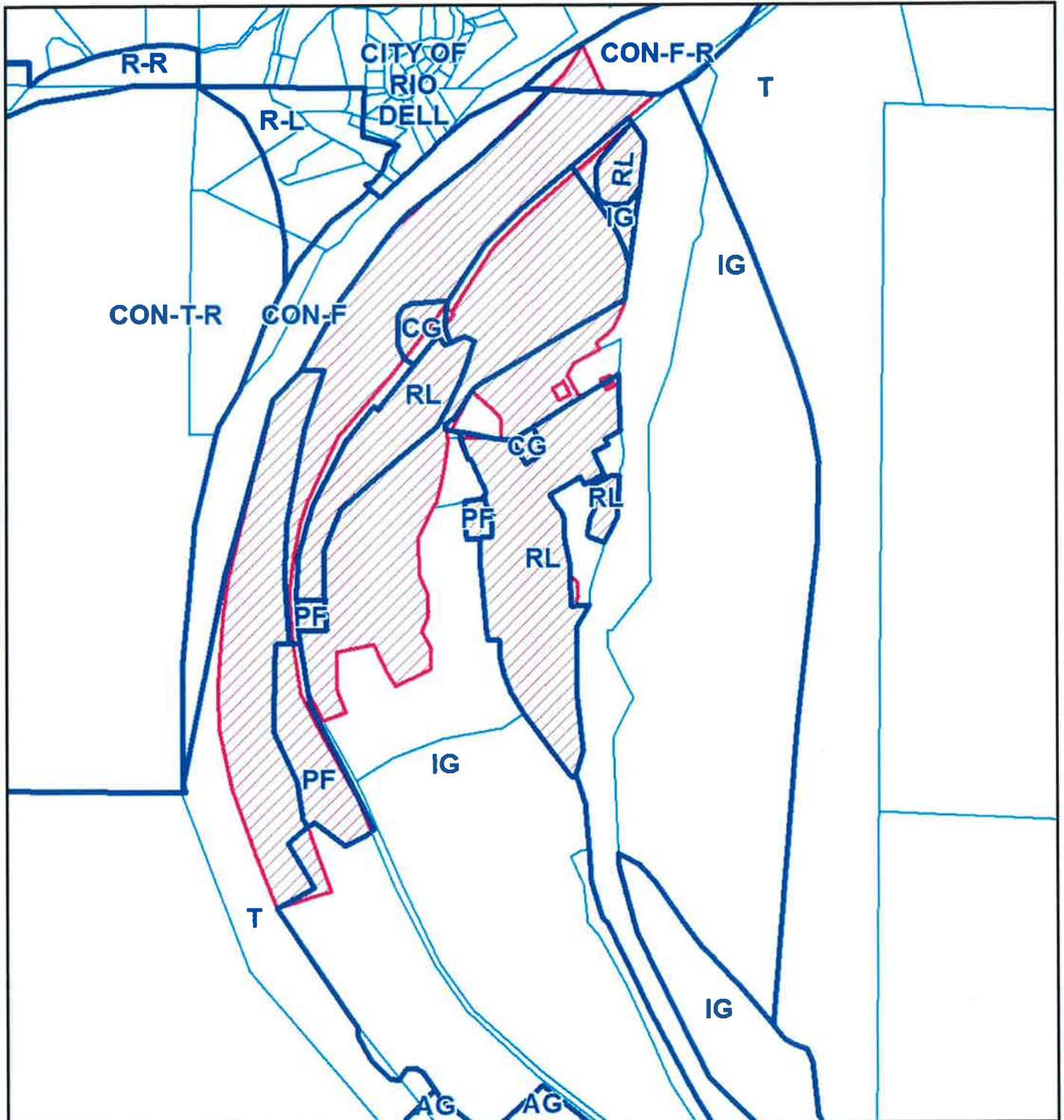
APN: 205-351-031

T01N R01E S5,7,8,18 HB&M (Scotia)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





LAND USE MAP

**PROPOSED TOWN OF SCOTIA CO. LLC
GENERAL PLAN CONFORMANCE REVIEW &
CERTIFICATE OF COMPLIANCE
SCOTIA AREA**

GPC-16-002/CC-16-001

APN: 205-351-031

T01N R01E S5,7,8,18 HB&M (Scotia)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





AERIAL MAP

**PROPOSED TOWN OF SCOTIA CO. LLC
GENERAL PLAN CONFORMANCE REVIEW &
CERTIFICATE OF COMPLIANCE**

SCOTIA AREA

GPC-16-002/CC-16-001

APN: 205-351-031

T01N R01E S5,7,8,18 HB&M (Scotia)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 500 1,000
Feet

ATTACHMENT 1

CERTIFICATE OF COMPLIANCE RECORDING REQUIREMENTS AND FEES

1. Certificates of (Subdivision) Compliance must be recorded on forms provided by the Planning Division. Multiple conveyance parcels may be described in a single certificate. Standard legal document review and recording fees apply. Contact the Planning Division for the required forms and fees.
2. An Assessor Parcel Map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$103 per parcel) as required by the County Assessor's Office shall be paid to the Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Staff Analysis - General Plan Conformance: Staff believes that the Planning Commission can find that the proposed project is consistent with the Humboldt County Framework General Plan based on the following:

- A. The project involves the transfer of nine parcels to be conveyed to the Scotia Community Services District to allow for the CSD to function in accordance with their scope of services approved by LAFCO.
- B. All applicable policies of the Framework Plan remain in full force.
- C. The General Plan Conformance Review is not a project under CEQA.
- D. The applicant and/or future owners will be responsible for obtaining all necessary permits, including necessary Building Permits or Special Permits from Humboldt County Planning and Building Department for any future development.

The following table identifies the evidence which supports finding that the proposed acquisition by the District is in conformance with all applicable policies and standards in the Framework Plan (FRWK).

1. The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use</p> <p>2751 Industrial General (IG)</p> <p>2721 Timber (T) (FRWK)</p> <p>2741 Commercial General (CG)</p> <p>2732 Residential Low Density (RL)</p> <p>2761 Public Facilities (PF)</p>	<p>A tentative map for the Subdivision of the Town of Scotia was approved by the Board of Supervisors in October, 2009; however, the final map phases for the subdivision have yet to be recorded pending completion of conditions of approval. All of the parcels with existing service facilities (lots 245-248 and 231) to be conveyed are zoned Public Facilities and represent those parcels that will serve the future purposes of the Scotia Community Services District. The "log pond" lot (243) has a designation of IG. The museum lot (231) and theater lot (29) are in the Commercial General District.</p>	<p>There is no development proposed at this time. Any future proposed uses will be required to demonstrate conformance with applicable zoning and General Plan policies. These parcels are all parcels illustrated on the approved subdivision map for Scotia. The parcels are to be conveyed to the Scotia Community Services District to allow for the CSD to function in accordance with their scope of services approved by LAFCO.</p>
<p>Housing FP 2420-2430</p>	<p>Encourage innovative designs which facilitate optimum use of sites.</p> <p>The development does not reduce the residential density below that utilized by the Department of Housing and Community Development (HCD) in determining compliance with housing element law.</p>	<p>The subject parcels were not utilized by the Department of Housing and Community Development's inventory. Therefore, this land was not anticipated to provide any housing units, and a finding of consistency with this standard can be made.</p>

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Geologic Hazards	New construction shall be built to help protect occupants from geologic hazards.	The project site is located in an area rated relatively stable or low instability. No new development is proposed at this time.
Flood Hazards	All new development shall conform with the County Flood Insurance Program and certificate regulations.	The Waste Water Treatment Facility and Community Forest Parcel lies within the 100-year flood plain of the Eel River. No new development is proposed on these parcels.
Fire Hazards	New development shall minimize risk to life and property in areas of high fire hazards.	The properties are located in an area of moderate fire hazard rating and within the Scotia Community Services District for fire protection. The project is for land acquisition only. No development is proposed at this time.
Cultural Resources 3500	To protect designated historical and archeological resources.	Formal cultural resource review will be performed as part of any development proposal on the sites. No impacts are anticipated with the sale of the surplus parcels.
Biological Resources	To protect designated sensitive habitats and cultural resources.	New development will be required to comply with the County Streamside Management Area Ordinance or Environmentally Sensitive Habitat Area buffers. The project is for land acquisition only. No development is proposed at this time.

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Description of Proposed Conveyance Parcels from Frank Shaw Bacik, President, Town of Scotia LLC
- Map of Conveyance Parcels (Exhibit D1 – D9)

Wheeler, Michael

From: Frank Bacik <FBacik@townofscotia.com>
Sent: Tuesday, January 26, 2016 2:56 PM
To: Wheeler, Michael
Subject: Question: Any County Review process for conveyance without Map Act compliance to CSD?
Attachments: C&A Exhibits D maps.pdf

Michael:

This is another interesting process question : how does the Building and Planning Department want to proceed? I'm preparing to convey by Deed several parcels of property without first concluding a Final Subdivision Map or Maps which contains those parcels.

These transfers are related to the formation of the Scotia CSD, and most particularly, to TOS' long planned transfer of Easements, Facilities, property, Furnishings and Equipment to that agency. These conveyances were all either authorized, anticipated or preferred in the County Subdivision, GPA, Rezone, PDP, EIR and LAFCo approvals.

As you may recall, TOS offered and agreed to bestow at no cost to the new CSD several community facilities and assets. In addition to the Drinking Water Plant (actually an easement burdening the HRC LLA parcel 1) and the Waste Water Treatment Plant WWTF, TOS will also convey to the CSD the following additional Real Property assets (denominated with parcel numbers appearing on the tentative map):

- parcel 29 Winema Theater
- Parcel 31 Scotia Museum
- Parcel 231 Scotia VFD Fire Hall
- Parcel 245 Fireman's Park and Ballfield
- Parcel 246 Scotia Soccer Field
- Parcel 247 Community Forest/ WWTF
- Parcel 248 Carpenter Shop

None of these parcels or facilities is located in Subdivision Phase 1 for which the 1st phased Final Map is now under review following completion of the required infrastructure upgrades. However, the transfers need to be made at the time the CSD has set its rates and completed its organization so that it can transition into operation and begin to deliver utility services, earn revenue and balance its budgets, etc.

As you know, there is an exemption from the Map Act / parcel map process provided under the Act, Govt. Code § 66428(a)(2).

I have not employed the authority of § 66428(a)(2) in some time, and that was in another county. I have noted report of transfers by deed to or from the Harbor Commission in Humboldt County, without Map Act compliance, but I was not involved as counsel in that transaction.

I assume that County staff will, at a minimum, want to *know* about the conveyances of parcels by deed without benefit of the subdivision. These conveyances will all be from TOS to the CSD. These

transfers are specifically called for in the Subdivision and CSD formation project analyses and approvals.

For example, after the Subdivision approvals in 2009, and after the LAFCo authorization for CSD formation in 2010, as a pre-requisite to issuance of a LAFCo Certificate of Completion (of conditions of approval), TOS negotiated a complex Covenant and Agreement (C&A) with the LAFCo Executive Dir. (George Williamson) and LAFCo counsel (Allison Jackson).

It is that C&A which calls most clearly for a transfer to the CSD of the properties and assets described. Attached hereto are C&A Exhibits D. 1-9 which depict the properties at issue.

I'd like to know if you believe the Planning Staff, Director or the Commission will need to play any review role in connection with these conveyances?

For example, in the event of an unplanned transfer of some parcel to a District in connection with Sphere of influence expansion or annexation, etc. I suppose staff might like to at least make a determination that the conveyance, and the planned use, is consistent with the General Plan designations, etc. A "Consistency Determination" would seem reasonable under such circumstances.

However, here, where all the particular facility conveyances were in fact evaluated in the EIR process, in connection with a coextensive General Plan Amendment, Rezone, Zone Code Text Amendments and PDP right along with the Subdivision and CSD formation, consistency is assured.

I don't wish to further burden you with this email. I assume we have provided this C&A document in its entirety to you previously. If not, just let me know, and I will be glad to send an electronic copy. Because it is the most comprehensive and detailed statement of the process for transition to the CSD, and because it has recently been acknowledged, and its process adopted as the intent and policy of the CSD Board of Directors by formal Resolution 2016-3, I think it should be in the county's records. I'll send the recent Resolution under separate cover.

Thanks for any insight of guidance you can provide on this interesting and important matter.

Frank

Frank Shaw Bacik, JD
President, Dir. Legal Affairs
Town of Scotia Company, LLC.
108 Main Street
PO Box 245 Scotia CA 95565
fbacik@townofscotia.com
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Office Fx. 707-764-4150
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www.townofscotia.com

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EXHIBIT D (i)

EXHIBIT D (i)

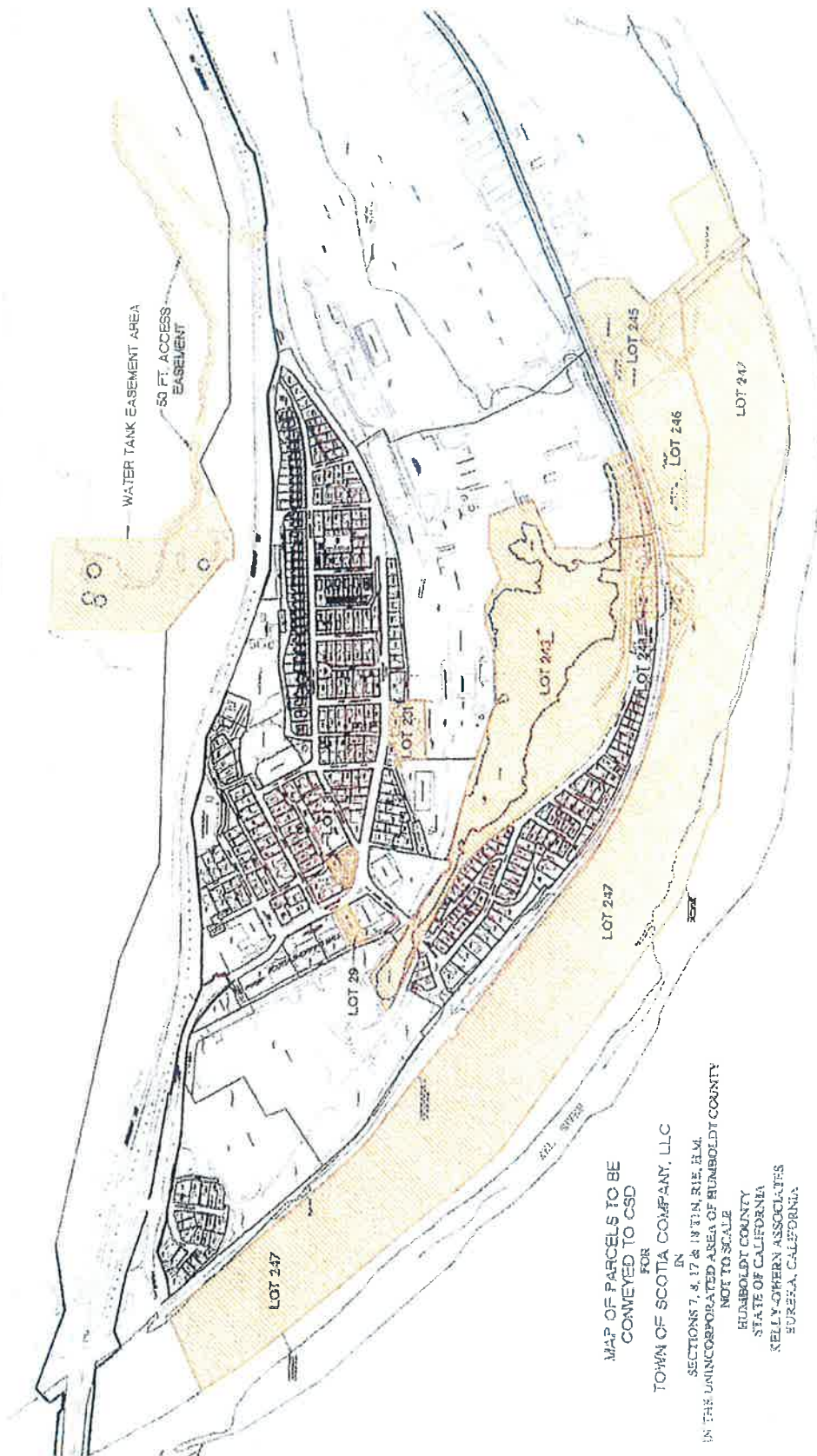
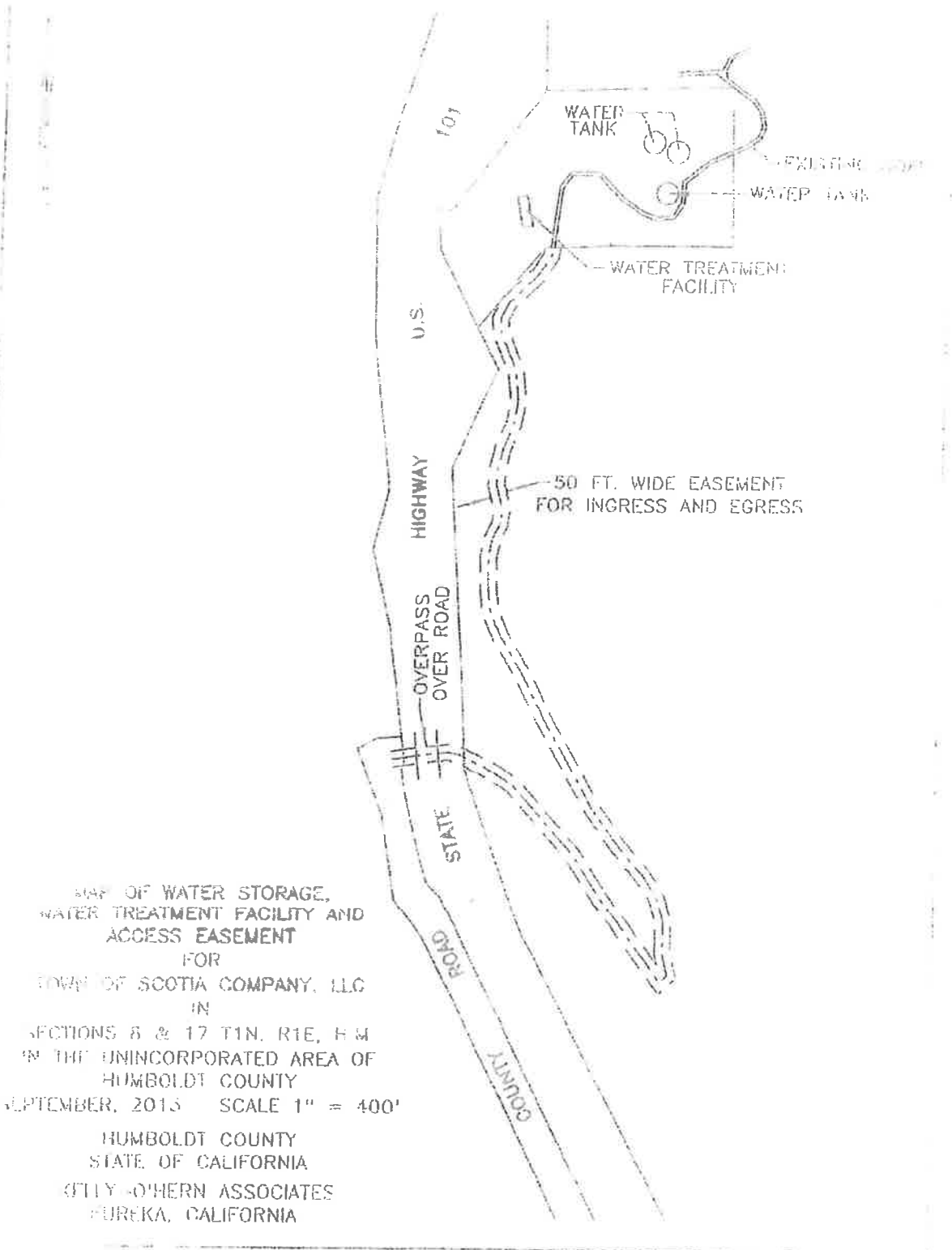
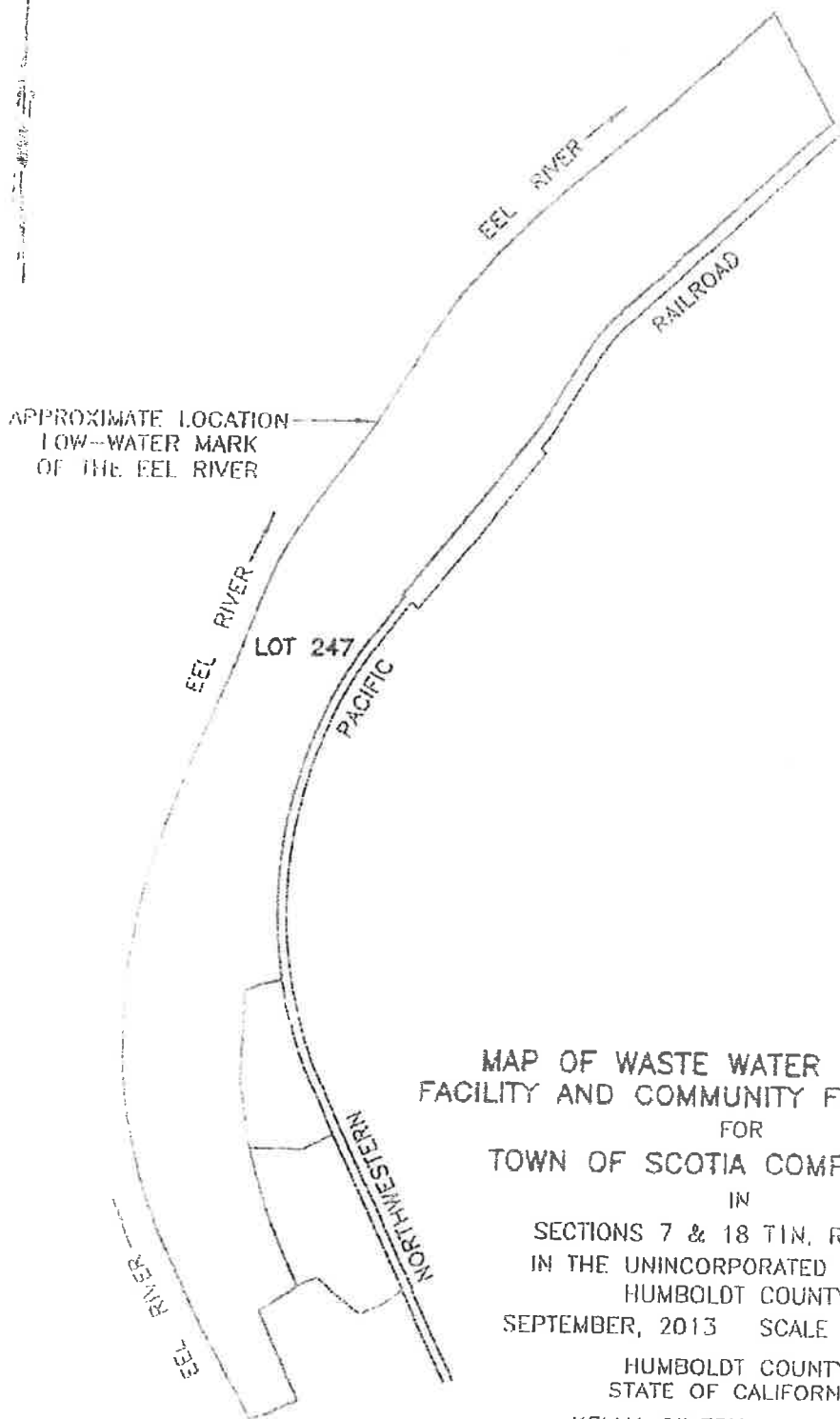


EXHIBIT D1



MAP OF WATER STORAGE,
WATER TREATMENT FACILITY AND
ACCESS EASEMENT
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 8 & 17 T1N, R1E, E4W
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
SEPTEMBER, 2015 SCALE 1" = 400'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
GILLY O'HERN ASSOCIATES
EUREKA, CALIFORNIA

EXHIBIT D2



MAP OF WASTE WATER TREATMENT
FACILITY AND COMMUNITY FOREST PARCEL
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 & 18 T1N, R1E, H.M.
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
SEPTEMBER, 2013 SCALE 1" = 700'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

EXHIBIT D3

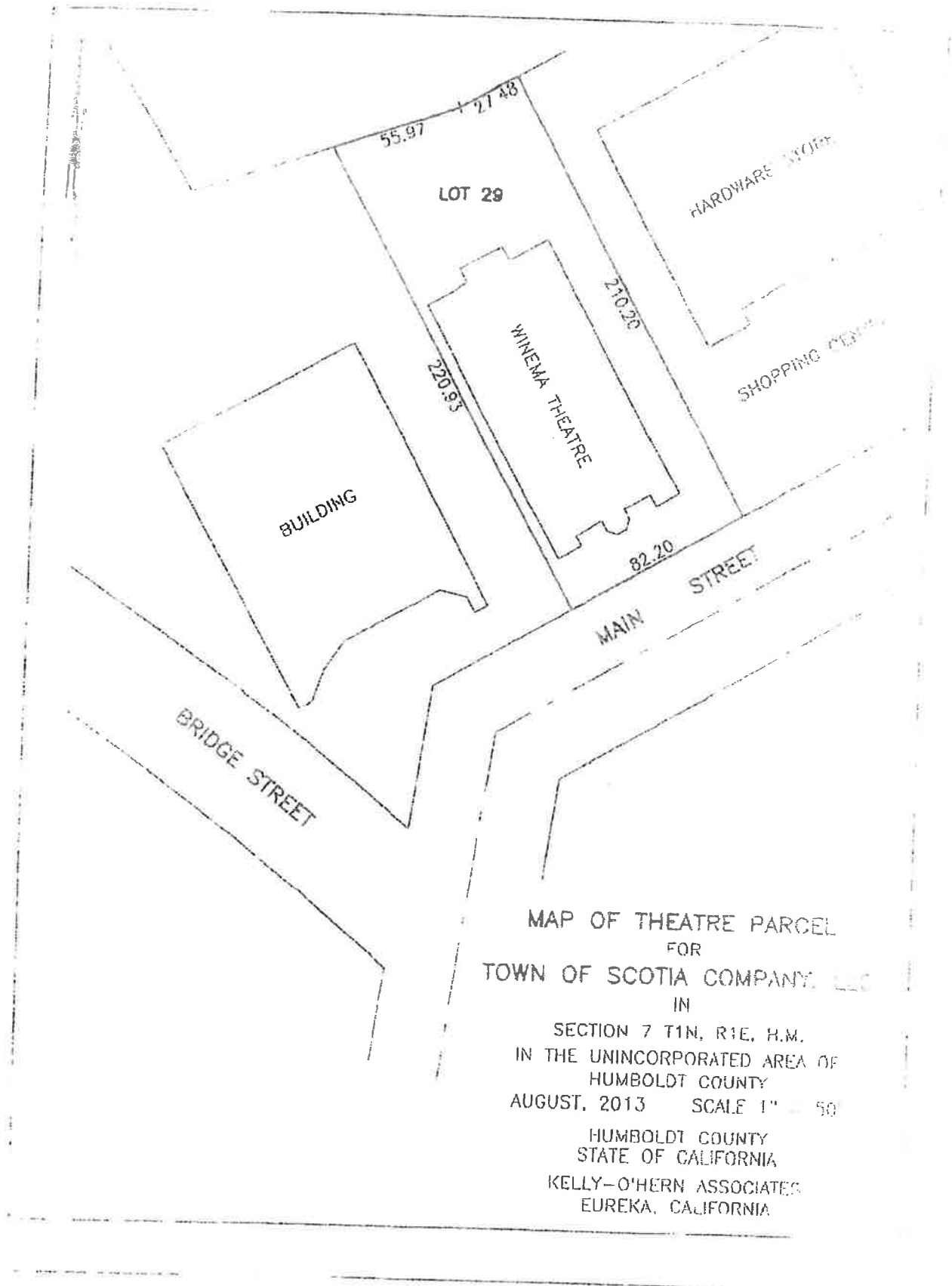


EXHIBIT D4

MAP OF SOCCER FIELD PARCEL
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTION 7 T1N, R1E, H.M.
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
SEPTEMBER, 2013 SCALE 1" = 100'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

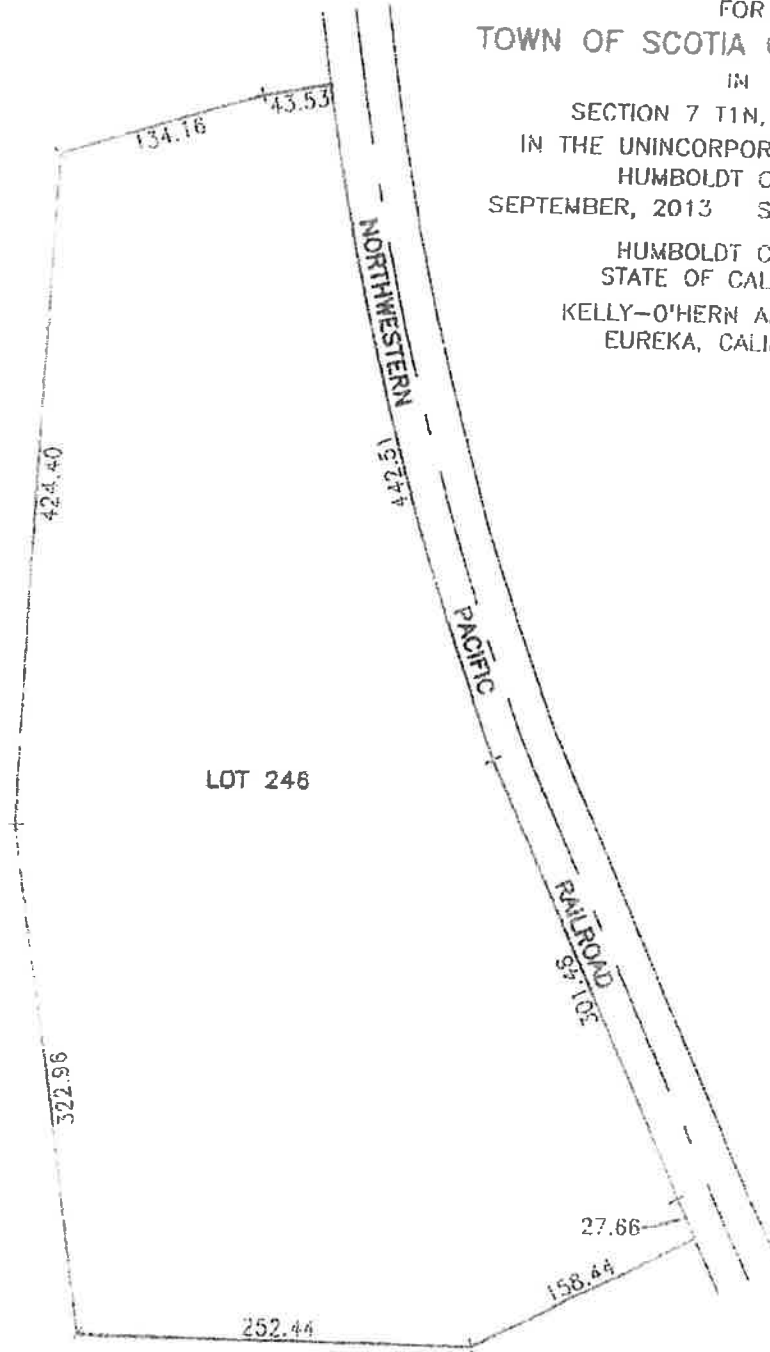


EXHIBIT D5

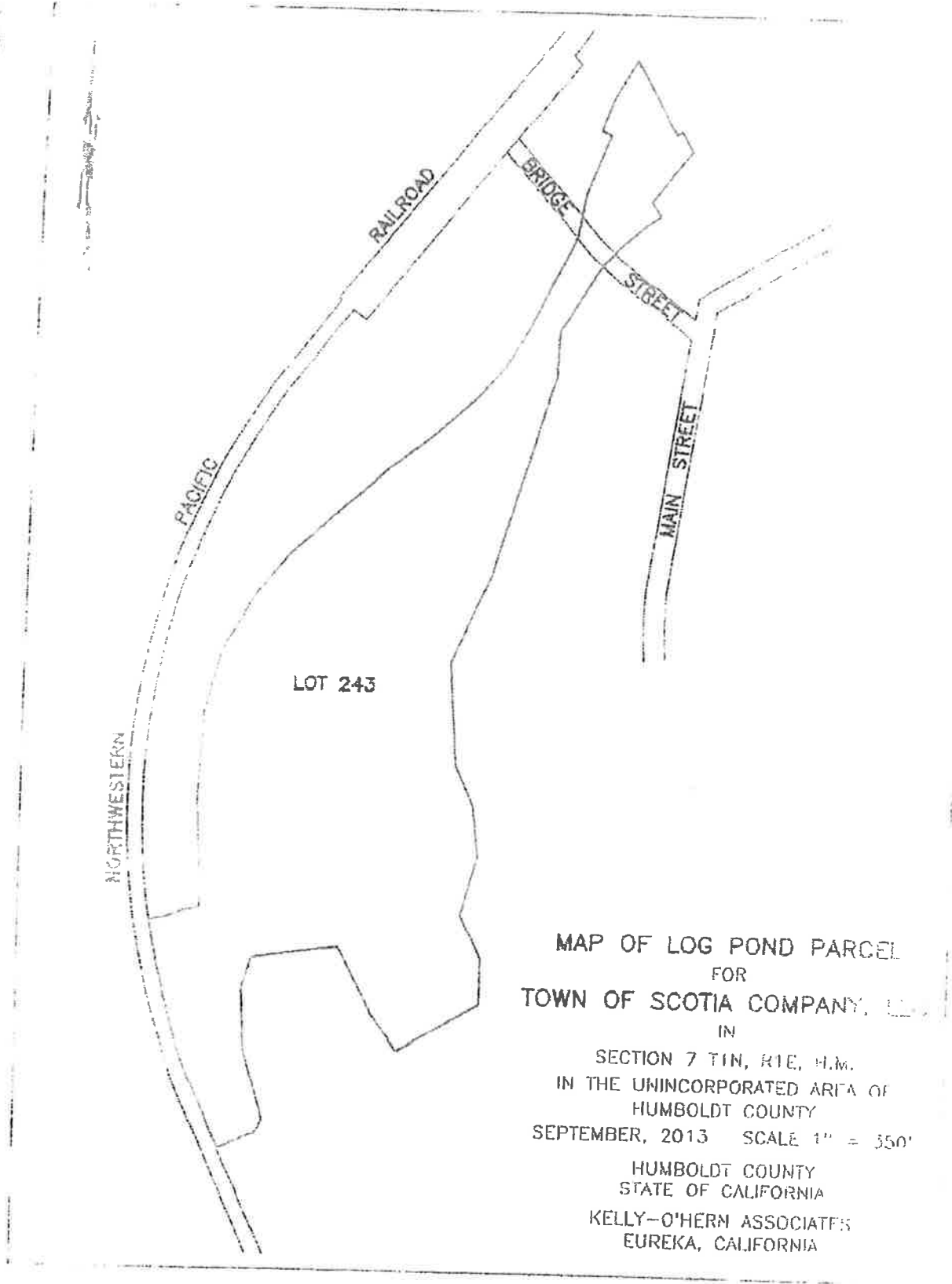


EXHIBIT D6

MAP OF PARK & BALLFIELD PARCELS
FOR
TOWN OF SCOTIA COMPANY, LLC
IN

SECTION 7 & 18 T1N, R1E, H1M
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
SEPTEMBER, 2013 SCALE 1" = 100'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

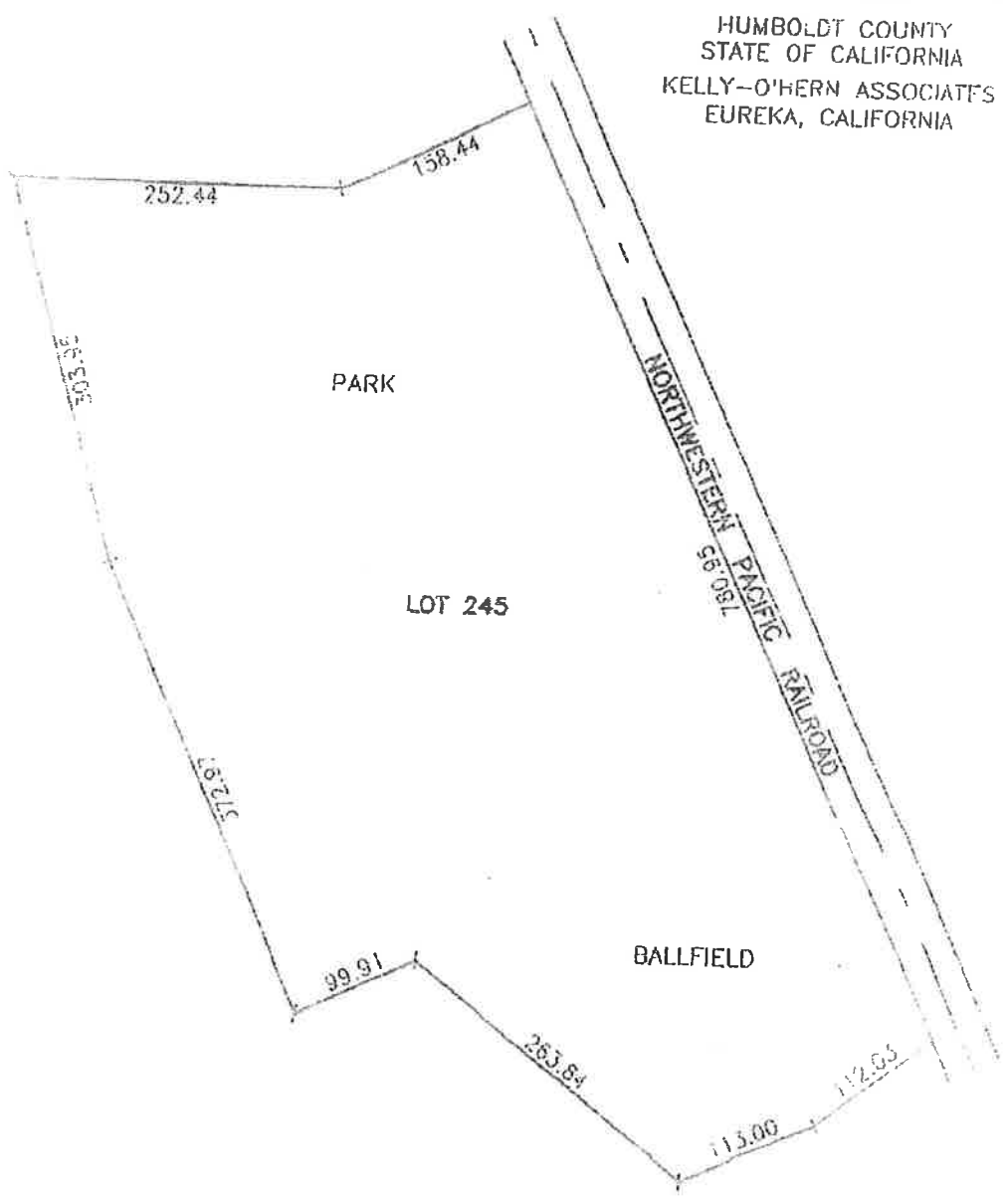
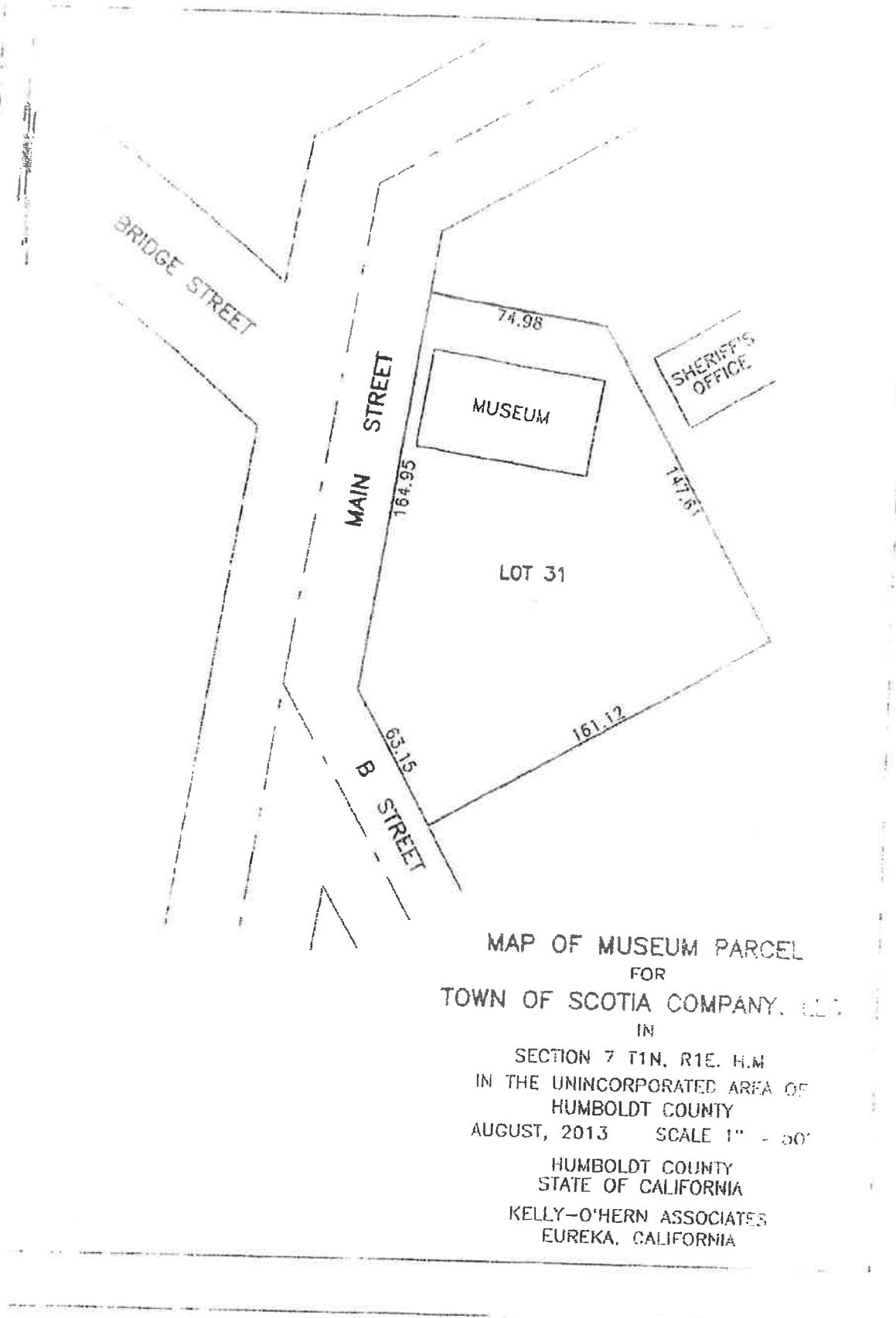
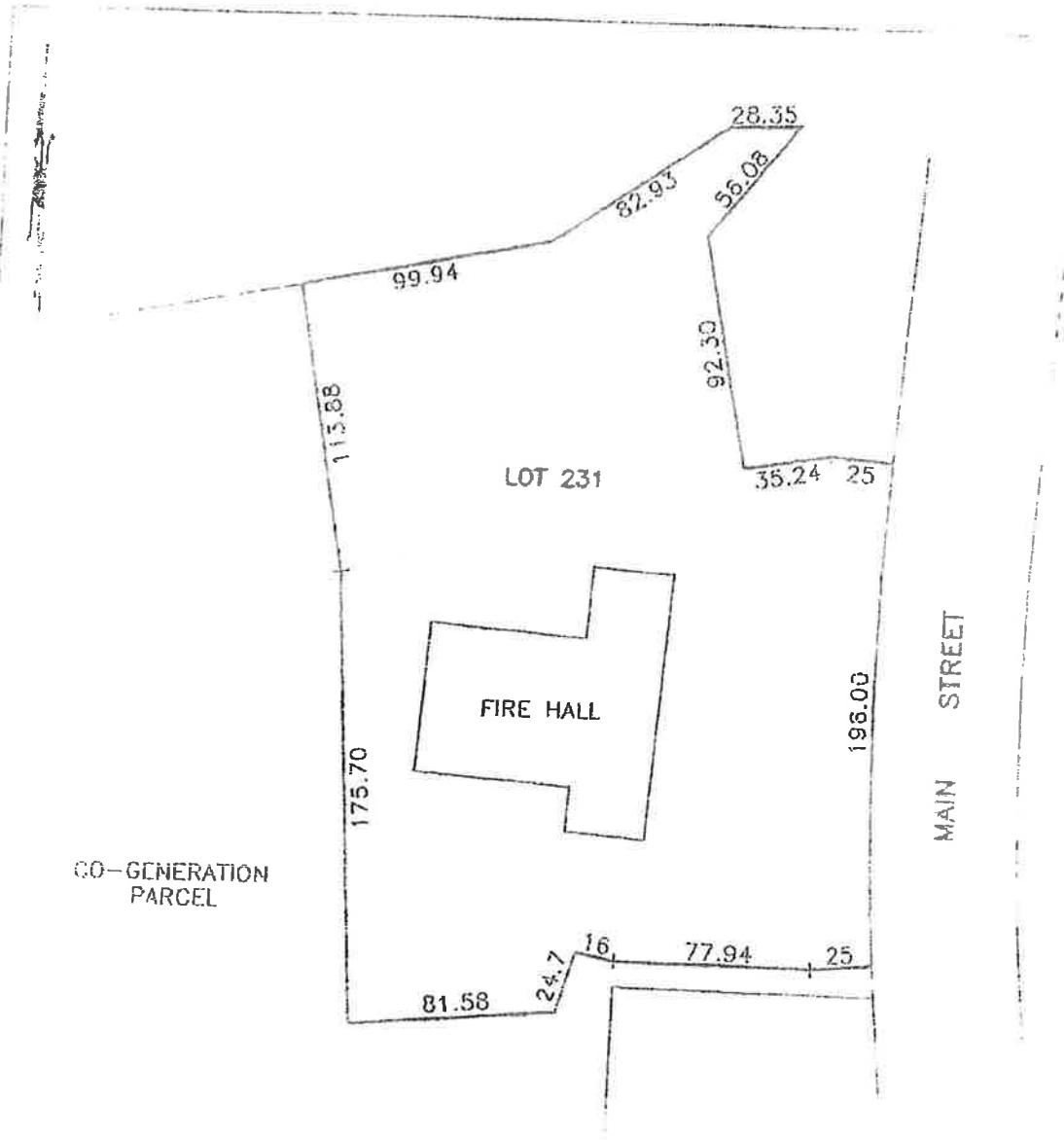


EXHIBIT D7



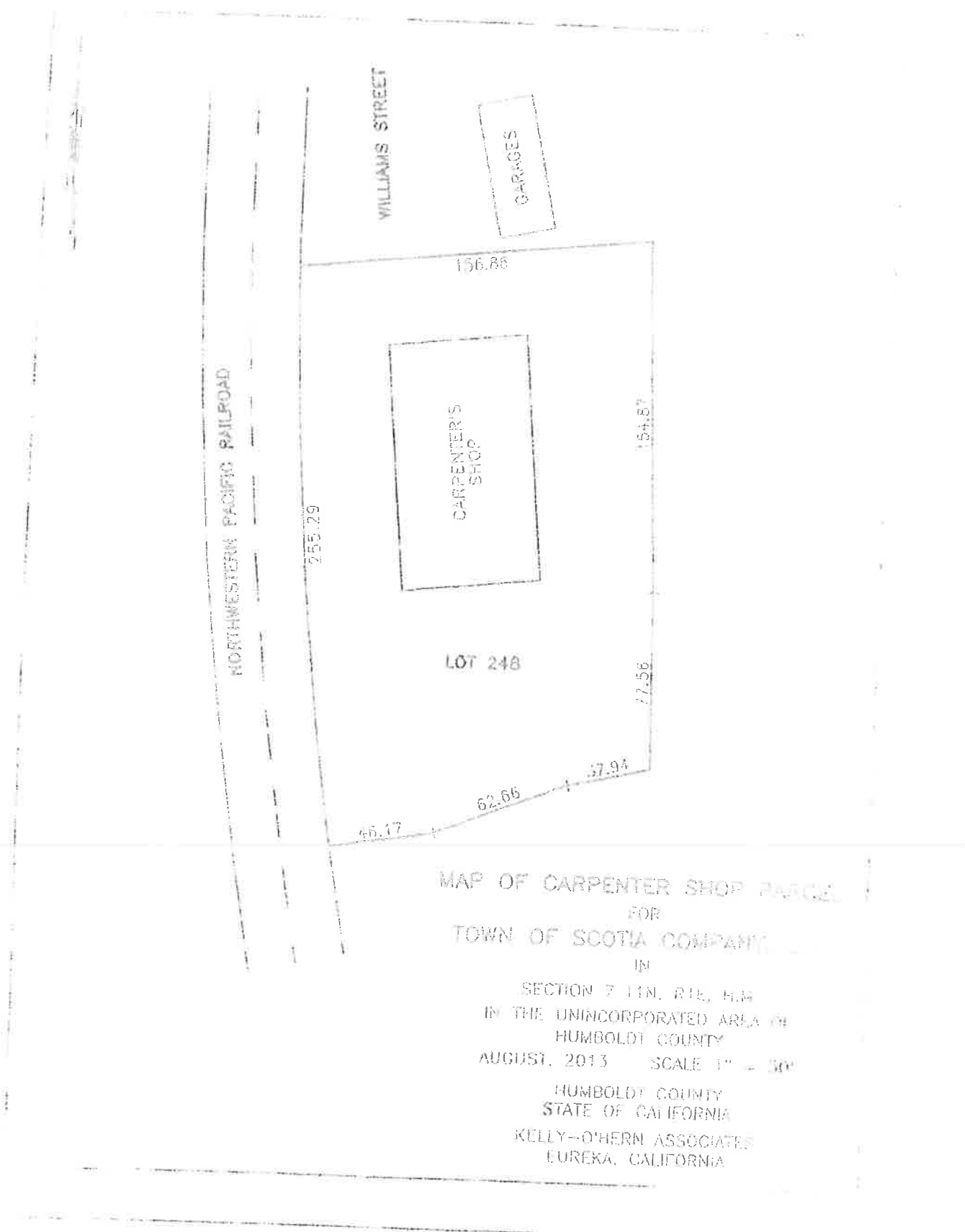
MAP OF MUSEUM PARCEL
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTION 7 T1N, R1E, H1M
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
AUGUST, 2013 SCALE 1" = 50'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

EXHIBIT D8



MAP OF FIRE STATION PARCEL
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTION 7 T1N, R1E, 11M,
IN THE UNINCORPORATED AREA
OF HUMBOLDT COUNTY
AUGUST, 2013 SCALE 1" = 60'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

EXHIBIT D9



MAP OF CARPENTER SHOP PARCEL
FOR
TOWN OF SCOTIA COMPANY
IN

SECTION 7 T1N, R1E, H1W
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY
AUGUST, 2013 SCALE 1" = 300'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

ATTACHMENT 4

Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Approval		✓
Department of Public Works				
Division of Environmental Health	✓	Approval		✓
Scotia Community Services District				

ATTACHMENT 5

GOVERNMENT CODE SECTION 65402

- (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonment for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonment for street widening, or alignment projects are of a minor nature.
- (b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.
- (c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency. Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.