

# Lake Local Agency Formation Commission

## SPECIAL Meeting Agenda

September 16, 2015 -- 1:00 PM

City of Lakeport – City Council Chambers

225 Park Street, Lakeport , California

Website: [www.lakelafco.org](http://www.lakelafco.org)

*“Lake LAFCo oversees orderly development and protects natural resources and agricultural lands”*

### Commissioners

Ed. Robey, (Public Member)  
Frank Gillespie (Special District Member)  
Joyce Overton (City Member)  
Stacey Mattina, Chair (City Member)  
Gerry Mills, (Special Dist. Member)

### Alternates

Jeff Smith (County Alternate)  
Martin Scheel (City Alternate)  
Jim Abell, (Spec. District Alternate)  
Suzanne Lyons (Public Alternate)

Anthony Farrington (County Member)  
Jim Comstock , Vice Chair (County Member)

### Staff

John Benoit, Executive Officer  
P. Scott Browne, Legal Counsel  
Vacant, Clerk to the Commission

1. **Call to Order – Roll Call**
2. **Approval of Minutes** – July 15, 2015 minutes.
3. **Public Comment**

This is the time for the public to address the Commission on any matter not on the agenda. Testimony related to an item on the agenda should be presented at the time that item is considered.

4. **Consent Agenda**

*Action: Review and authorize payment of expenses for July and August 2015*

*PUBLIC HEARINGS:*

5. **Consolidation of the East Lake and West Lake Resource Conservation Districts and Formation of the Lake County Resource Conservation District.**
  - a. *Staff has received a request to continue the consolidation. It will be renoticed when ready for consideration.*
  
6. **Public Hearing on a Sphere of Influence Update for the City of Lakeport.**
  - a. *Review Executive Officers report and memo from Lake County Administration and information posted at [www.lakelafco.org](http://www.lakelafco.org) under Lakeport Sphere of Influence, conduct re-noticed public hearing, discuss and consider Resolution 2015-0009 adopting a Sphere of Influence Update for the City of Lakeport.*
  
7. **Follow-up letter and request for the Watershed Protection District (WPD) Board of Directors to provide LAFCo with a written progress report with respect to items included in the WPD Service Review**
  - a. *Discussion and possible action regarding the Watershed Protection District followup regarding items addressed in the WPDMSR.*
  
8. **Executive Officer' s report**

*Clearlake Oaks County Water district and CSA #16  
Rancheria Annex to the Callayomi Co. Water District  
Hidden Valley Lakes CSD MSR and SOI update  
Lake County Vector Control MSR and SOI update*
  
9. **Calafco Annual Conference in Sacramento – Commission Discussion**
  
10. **Commissioner Reports**

This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCO, and legislative matters.
  
11. **Correspondence**
  
12. **Adjourn to LAFCO's next regular meeting: Wednesday November 18, 2015 in Lakeport**

*The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.*



**Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1**

**Public Comment**

Members of the public may address the Commission on items not appearing on the agenda, as well as any item that does appear on the agenda, subject to the following restrictions:

- Items not appearing on the agenda must be of interest to the public and within the Commission's subject matter jurisdiction.
- No action shall be taken on items not appearing on the agenda unless otherwise authorized by Government Code Section 54954.2 (known as the Brown Act, or California Open Meeting Law).
- The total amount of time allotted for receiving public comment may be limited to 15 minutes.
- Any individual's testimony may be limited to 5 minutes. Time to address the Commission will be allocated on the basis of the number of requests received.

**Public Hearings**

Members of the public may address the Commission on any item appearing on the agenda as a Public Hearing. The Commission may limit any person's input to 5 minutes. Written statements may be submitted in lieu of or to supplement oral statements made during a public hearing.

**Agenda Materials**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda are available for review for public inspection at the City of Lakeport and City of Clearlake Community Development Departments office located at City Hall in Lakeport and Clearlake [such documents are also available on the Lake LAFCO website as noted below to the extent practicable and subject to staff's ability to post the documents prior to the meeting].

**Accessibility**

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting. The location of this meeting is wheelchair-accessible.

**Disclosure & Disqualification Requirements**

Any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Lake LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 *et seq.* Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

**Contact LAFCO Staff** LAFCO staff may be contacted at (707) 592-7528 or by mail at Lake LAFCO c/o John Benoit, Executive Officer P.O. Box 2694, Granite Bay, CA 95746 or by email at [johnbenoit@surewest.net](mailto:johnbenoit@surewest.net) or by fax at (916) 797-7631. Agenda items are located on the Lake LAFCO Webpage at [www.lakelafco.org](http://www.lakelafco.org)

LAKE LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF REGULAR MEETING  
JULY 15, 2015

**Present:**

Stacey Mattina, Chair  
Jim Comstock, Vice-Chair  
Ed Robey, Public Member  
Martin Scheel, City Alternate  
Frank Gillespie, Special District Member  
Gerry Mills, Special District Member  
Jim Abell, Special District Alternate  
Suzanne Lyons, Public Alternate

**Staff Present:**

John Benoit, Executive Officer  
P. Scott Browne, Legal Counsel  
Kathleen Moran, Clerk

**Absent:** Anthony Farrington, County Member, Jeff Smith, County Alternate, Joyce Overton, City Member.

**1. Call to Order/Roll Call**

Chair Mattina called the meeting to order at 9:30 a.m. in the City of Lakeport City Council Chambers. There was a quorum present.

The Chair announced that Agenda Item No 8, Public Hearing regarding the Dissolution of Reclamation District #695, would be moved up to the first Public Hearing.

**2. Approval of Minutes for the May 20, 2015 Regular Meeting.**

Commissioner Lyons asked for clarification on: detachment page 5, paragraph 3. She stated that it was her understanding that the discussion was on how to get the agency to perform rather than the city. Mr. Browne agreed and added that he had said that since LAFCO does not have direct enforcement authority, nor the city, the city could request the water authority to provide the services within the city or the city could seek detachment and provide the services themselves. Ms. Lyons concurred and requested the change. The Clerk noted the correction will be reflected in today's minutes.

Betsy Cawn noted that on page 2 of the Minutes, Mr. Nuttall's first name is Scott.

Betsy Cawn asked about the additional finding referenced in the motion adopting Resolution 2015-003 approving the City of Clearlake MSR. The Chair noted that the written finding referenced was added at the meeting verbally and was not a written part of the Resolution at the time of the vote. The written finding itself was not a part of the 5/20 minutes, but was verbally included at the time of approval.

Commissioner Robey pointed out on page 2, the name of the attendee listed as "Tom Slaton" should read Tom Slaight.

Mr. Dunlap noted a clerical error on page 5 and his statement should be corrected to read, "It is LAFCo's job to inform those agencies and districts that they are not doing their job".

Motion by Commissioner Comstock, seconded by Commissioner Robey to approve the Minutes of the May 20, 2015 regular meeting, with corrections. Motion carried: All yes. Noes: None.

**9:36 a.m. Commissioner Overton arrived and Martin Scheel moved to the Alternate table.**

### **3. Public Comment**

Michael Dunlap referred to previous commission action relative to completion of the MSR for the Watershed Protection District. He stated that the matter still has not been brought to the public's attention in the appropriate forum, which is the Directors of the Watershed Protection District who are also the Board of Supervisors. He noted there are two County representatives present and asked why a recommendation made by this commission has not been brought to the attention of the public. Chair Mattina asked if this matter would appear on a future LAFCO agenda.

Betsy Cawn asked if the additional Finding re: the Clearlake MSR (Resolution 2015-003 adopted on May 20, 2015 meeting) had been completed. EO responded it had and that he would forward the finding to Ms. Cawn.

### **4. Election of Chair and Vice-Chair for fiscal Year 2015-2016.**

Chair Mattina turned meeting over to EO who opened nominations for the 2015-16 Chairmanship.

Commissioner Gillespie nominated Commissioner Mattina. Commissioner Overton seconded the nomination. EO called for other nominations, hearing none nominations were closed.

EO declared Commissioner Mattina as 2015-16 Chair by affirmation and turned the meeting over to Chair Mattina.

The Chair called for nominations for Vice-Chair.

Commissioner Mattina nominated Jim Comstock to serve as Vice-Chair for the 2015-16. Commissioner Robey seconded the nomination. Motion carried: All yes. Absent: Commissioner Farrington.

### **5. Consent Agenda**

Motion by Commissioner Robey. Seconded by Commissioner Comstock, to authorize payment of expenses for May and June 2015. Motion carried: All yes. Absent: Commissioner Farrington.

### **6. Public Hearings:**

1. Dissolution of Reclamation District #695 Tule Lake Reclamation District west of Upper Lake and South of Highway 20. (Agendized as #8, moved up at the request of the District)

EO reviewed background on the District formation, its location and purpose. He stated that all landowners within this District have placed their land in the USDA's Wetland Preserve Program therefore retiring said properties from agricultural production and are requesting the dissolution. E.O. noted the Commission had previously waived the District's fees. Commissioner Comstock requested that the District's financial condition be restated for the record. EO and Mrs. Pavniska, reported no outstanding debts and any remaining funds would be disbursed by the County Auditor. The last financial report showed a balance was \$327. Further, there is no successor agency needed as the territory is no longer in need of reclamation district services.

The Chair opens the Public Hearing.

Mike Dunlap asked if consideration has been given to the recharge of the aquifer/groundwater element involved in where the district lies. Would the Resource Conservation District at the east end of the lake, with no real ties to the west end pick up that responsibility?

Betsy Cawn stated that she had a conversation with the head of the Vector Control District Dr. Scott. Dr. Scott asked Betsy if she could put her in contact with the Conservation Management Plan for the Reclamation Area. She stated that she is unable to do that, however she said she would be talking to the Commission later about the Westlake Resource Conservation District and the Eastlake consolidation. She stated that she attended their meeting last night and has information relative to this subject. She stated that there is no Conservation Plan and there are issues to be considered, such as the lake being used for many years for rice farming, known to be extremely polluting and upstream of Robbins Slough with no monitoring, etc.

Marilyn Pavniska, who sits on the Board of Directors, referred to the Reclamation District's Resolution, made explanatory statement regarding the Board's decision to dissolve the District. She stated there will be no farming, the land will be returned to a natural wetlands, further, the Lake County Office of NRCS does have a Conservation Plan.

Brief discussion was held. Ms. Cawn responded that if the plan does exist at the NRCS office, it needs to include the agencies that are implementing the Wetlands Restoration, and as of this moment it does not include the Lake County Clean Water Program, which Ms. Cawn stated should be integral to the implementation of the Clean Water Quality Permit.

Chair Mattina asked if there were any other comments or questions. None were heard and the hearing was closed. Chair asked if there were any questions.

Commissioner Lyons asked about the restoration project for Middle Creek and Tule Lake holding pond, is someone going to make sure that it is restored to do what it originally did. Ms. Cawn stated that it is public funds, local and federal funds, being invested in a restoration project, which is beneficial, but for example, Middle Creek Restoration Project has 20 years of plans and permits, etc. Here is a similar body of water similarly treated and used upstream and directly in contact with the restoration project that we are spending more millions of dollars on. We don't know what the impact of this Restoration Project is going to be, it has not been discussed.

Chair again asked for questions or comments. None were heard.

Commissioner Robey made a motion to adopt Resolution No. 2015-0008 A Resolution Making Determinations and Approving the Dissolution of Reclamation District # 695 Tule Lake Reclamation District, adding "subject to the terms provided for the district dissolution. Commissioner Comstock seconded the motion Resolution passed and adopted by the following vote:

AYES: Commissioners Overton, Mills, Comstock, Gillespie, Mattina and Robey.

NOES: None

ABSENT: Commissioner Farrington.

Commissioner Robey stated that in response to Ms. Cawn's statement wherein she stated that no one had ever discussed the impacts of this project, noting that, in actuality, this project has been going on for well over 10 years, including Public Meetings in the Upper Lake area and has been well discussed, noting that this is just one small piece of a long, long process.

6. Public Hearing regarding a Service Review for Fire and EMS services and Sphere of Influence Update for the Kelseyville FPD, Lake County FPD, Lakeport FPD, Northshore FPD, South Lake County FPD, and the Lake Pillsbury FPD.

EO stated that a few months ago he sent a Draft Service Review out for comment from the Fire Districts, which were received and have been incorporated into a memo. Lakeport FPD comments were provided in a separate memo. EO presented map of areas. He stated that the Lakeport Chief has requested that the Cow Mountain area be included within their Sphere of Influence as they respond to most of the medical calls in that area. EO noted a review of a Sphere Map for the entire county shows that throughout the county there are government lands within the spheres of various agencies. He recommended the map be updated to reflect that information.

EO reported that, by mutual agreement the Northshore and Lakeport Chiefs agreed to split the small area shown on the map, the southern part would be placed into the Lakeport Sphere, and the northern part in the Lakeshore Sphere. EO stated that this decision brought up the matter of areas that are not within any sphere and how that would be addressed in order to be consistent. Based on input from the Chiefs and response data, EO recommended that all of the area north of the Northshore Fire be included in the Northshore Sphere, with the exception of the area within the Lake Pillsbury Fire District. EO stated that would be a change from the recommendation contained in the memo, but would clarify what would go to Northshore's Sphere and what would go to Lakeport's Sphere. EO noted that if the Sphere Update was approved as amended the entire county would be contained within one of spheres.

Commissioner Lyons asked if any costs would be incurred as a result of the changes and who would be responsible for them. Commissioner Mills and Comstock stated the fire departments in those area are already responding and they do an excellent job, and it's a good idea to include all areas in the Sphere of Influence, approval will not change the cost of the services

Chair opened Public Hearing. Mr. Dunlap asked if the sphere changes would have a liability impact on the districts should they not be able to respond with the proper equipment.

Northshore Fire Chief, Jay Beristianos, provided information on the district's equipment, preparedness and expressed his confidence in the ability of his department to respond.

Comments were heard from Commissioner Comstock regarding agency response. Ms. Cawn commented on the value of MSR information as it impacts real estate value and insurance coverage.

Chair closed the Public Hearing.

Commissioner Overton asked if the expanded area could mean the possibility of more funding. Mr. Browne responded that it depends on if there is a tax or assessment in place, without that most counties would not give Fire Districts additional monies.

EO drew attention to his report, which emphasizes the importance of the services provided by the local fire districts and the need to support the districts and their programs. He stated that a good portion of the revenue comes from EMS.

Ms. Cawn stated that as an advocate for senior services, at least 25% of the area's population is over 60 years old, she is aware of the high rate of front line medical services performed in the home because we have a high level of service from these providers we need to protect it. BOS has it within their power to support the efforts of the chiefs and the districts and the commission can strengthen that be making by making a clear finding to promote that support.

Commissioner Mills moved to adopt Resolution 2015-0006 thereby adopting a Service Review for Fire and EMS services in Lake County. Commissioner Overton seconded. Resolution passed and adopted by the following vote:

AYES: Commissioners Overton, Mills, Comstock, Gillespie, Mattina and Robey.

NOES: None.

ABSENT: Commissioner Farrington.

Commissioner Mills moved to adopt Resolution 2015-0007 thereby adopting a Sphere of Influence Update for the Kelseyville FPD, Lake County FPD, Lakeport FPD, Northshore FPD, South Lake County FPD, and the Lake Pillsbury FPD. Commissioner Overton seconded. Resolution passed and adopted by the following vote:

AYES: Commissioners Overton, Mills, Comstock, Gillespie, Mattina and Robey.

NOES: None

ABSENT: Commissioner Farrington.

#### **7. Public Hearing for Consolidation of the East Lake and West Lake Resource Conservation Districts and Formation of the Lake County Resource Conservation District.**

EO received a request to continue the hearing to the September 16, 2015 meeting. EO recommended the hearing be opened to receive comments and then continue to next meeting. EO noted that he had not prepared a staff report as yet.

Ms. Cawn stated that she attended the Westlake Resource Conservation District board meeting and reported that the district has not yet prepared a fiscal analysis of the costs of merging the two districts. She stated that each has their own separate financial systems, financial obligations, and grant management. She provided some additional information from that meeting and advised the Commission of issues to be aware of for the next couple of years, such as the sustainable groundwater management planning that's going to be imminent in Big Valley and Scotts Valley where we're going to lose the strength of the representation of the Westlake Board members. She noted that there is a committee comprised of members from each board to address the issues, and made further statement as to the importance of follow up on the consolidation.

Chair Mattina asked for other comments. None were heard.

Motion by Commissioner Comstock to continue Public Hearing for the Consolidation of the East Lake and West Lake Resource Conservation Districts and Formation of the Lake County Resource Conservation District to the Commission's Regular Meeting on September 16, 2015 at 9:30 a.m. in Clear Lake. Commissioner Gillespie seconded. Motion carried: All yes. Absent: Commissioner Farrington.

#### **#9. Public Hearing on a Sphere of Influence Update for the City of Lakeport.**

EO made opening statement and reported that Commissioner Farrington asked this to be continued to the September meeting as he is not here today. EO stated that all documents relative to this hearing have been posted on line. He reviews the various versions of the Lakeport Sphere of Influence, information as contained in the EO report dated July 15, 2015, and the options. EO presented a map with the original Sphere (1994), and reviewed the additions and deletions proposed.



EO reported that there were several landowners on McMann Rd that sent letters/emails requesting they not be included in the "annexation", but this is not an annexation. EO continued to say that the Sphere of Influence is one of the steps toward annexation, but this step itself is not an annexation. There are several other things that need to occur. This is a plan for a **probable** growth boundary for the City, and that is what a Sphere of Influence means, not that it is going to happen. LAFCo was given the opportunity to comment on the environmental documents, which we did. We have complied with CEQA. EO stated that LAFCo has the staff recommendation, it seems like a sound recommendation, but the Commission is the decider the City has done its due diligence. EO made further statement regarding the process and this step in the proceeding.

Commissioner Comstock restated that Commissioner Farrington had specifically requested this matter not be acted upon today as he is not present, and to continue the matter to the next meeting, and we should respect this request.

Matt Perry stated that staff is also asking for a continuance, and request that the Commission honor Commissioner Farrington's request, as we need more time to review the information.

Commissioner Comstock stated that the Sphere is not directly related to annexation, but when citizens ask to not be included, is it in our authority to exclude? EO responded yes, you may amend my recommendation by excluding those areas now, or designate it, according to policy, as an area of concern. EO concerned that as the area remains in County, the development patterns are shaped by the County, which may or may not be consistent with those of the City.

Commissioner Comstock asked about a possible "sentiment survey". John said we could do it, but a lot of work, determine the parcels, contact landowners, receiving input, etc. It will cost time and money. City did that years ago with Adamson annexation.

Ms. Cawn asked what the action would have to do with the groundwater source. Mark Brannigan Public Works Director City of Lakeport responded that he does not believe the groundwater source is in issue as it is beyond the sphere.

Chair Mattina stated that she was not sure a continuance was appropriate. Commissioner Comstock stated Commissioner Farrington and the County CAO both requested the continuance, that it should be opened and then continued.

Commissioner Mills asked Counsel if he should he abstain since he resides in the area. Mr. Browne responded in the affirmative and stated that the Alternate could then vote. .

Suzanne Lyons made statement in support of moving forward with the hearing. Alternate Commissioner Scheel requested to move forward today.

City Manager Margaret Silveira urged the Commission to move forward today.

Mr. Dunlap urged the Commission to move forward.

Mr. Perry questioned if proper notice of the hearing had been given, and spoke in favor of continuing the hearing. EO reviewed the notice schedule, confirming that proper notice was given. Mr. Perry stated that the actual report was only received last week. EO responded that all requirements were met, but acknowledged the large amount of information.

Mr. Perry requested the Commission continue the matter to allow the County additional time to review the information.

Chair Mattina stated that the hearing was properly noticed, that there is a quorum and that the matter should move forward, further, the information in the report itself was not new information.

Commissioner Comstock stated that there is a concern that the next meeting in Clearlake. Why not continue to November meeting.

Chair Mattina opened Public Hearing.

Mr. Coel, Community Development Director for the County referred again to Government Code notice and meeting requirements and questions whether they have been complied with. EO responded that all requirements were met and that he will be meeting with Mr. Perry. Mr. Coel stated that neither he nor Mr. Perry has had adequate time to review the information and a continuance would be in order.

Mr. Ingram stated that this has been in the works for a long time with no new information, and urged the Commission to move forward.

Commissioner Overton stated that the continuance will not stop any immediate required actions, and waiting will not cause a problem.

Ms. Cawn stated that a delay is a waste of time and therefore loss of public funds.

For the record the EO read names of those who sent letters or emails requesting exclusion from the Sphere of Influence: Barbara McCormick, Joe Butcher, Jody and Rob Howe, Jill Shaw letters. He stated there were also some others, although it was unclear if all were speaking about the Sphere of Influence or annexation. .

Mr. Ingram addressed that concern noting that the Mc Mahan Lane area has been in that boundary since at least 1994, and there may be some confusion that it is an annexation, but we are retracting the boundary in that area as it is not appropriate for urban development.

Chair Mattina asked the pleasure of the Board, either close this Public Hearing or continue it. She then asked the Commission for questions or comments.

Commissioner Comstock recommended a continuance to 9/16/2015 and with the meeting to be held here in Lakeport.

Mr. Dunlap asked EO the reason for the alternating meeting site schedule. Upon hearing response, Mr. Dunlap objected to holding the meeting in Lakeport.

Motion by Commissioner Comstock re: Public Hearing on a Sphere of Influence Update for the City of Lakeport to keep the Public Hearing open and continue it to September 16, 2015 meeting. Commissioner Overton seconded the motion and added that the continued meeting will be held in Lakeport. Commissioner Comstock concurred and agreed to the motion as amended. Motion carried by the following vote:

Ayes: Commissioners Overton, Comstock, Robey, Abell.

Noes: Commissioners Gillespie and Mattina.

Abstain:

Absent: Commissioner Farrington.

Commissioner Overton moved to amend previous motion to continue Public Hearing for the Consolidation of the East Lake and West Lake Resource Conservation Districts and Formation of the Lake County Resource Conservation District to the Commission's Regular Meeting on September 16, 2015 **to be held in Lakeport.** Commissioner Gillespie seconded. Motion carried: All yes. Absent: Commissioner Farrington.

#### **10. Executive Officer's report**

Clearlake Oaks County Water District and the CSA 16 have filed an application to dissolve the CSA 16. EO to begin processing upon receipt of Resolution from the Water District.

EO provided notice that the Middletown Rancheria has filed an application to annex into the County Water District. Commissioner Comstock noted that it is non-contiguous annexation.

EO noted that if this room available we may meet in an alternate meeting room should the Lakeport meeting room not be available.

Three Commissioners will attend the Statewide LAFCO Conference in Sacramento.

#### **11. Commissioner Reports – none.**

#### **12. Correspondence**

EO received a letter from Lake Co Bd of Ed. Re: Upperlake Elementary and High School intend to form a Unified School District.

Meeting adjourned at 11:00 a.m. The next meeting will be held on Wednesday September 16, 2015 in Lakeport.

By: \_\_\_\_\_  
Kathleen Moran, Clerk

# Lake Local Agency Formation Commission

ITEM 4

## CLAIMS

July 2015 and August 2015

<u>Date of Claim</u>	<u>Description</u>	<u>Amount</u>
Aug 1, 2015	Staff Services July 2015	\$ 4,799.00
Aug 1, 2014	Special Projects – July 2015	
	Lkpt/Fire/WPD SOI	\$ 2,928.75
6.16-15 to 7.15.2015	Browne- Legal	\$ 1,750.00
Sept 1, 2015	Staff Svcs Aug 2015	\$ 5,090.00
Sept 1, 2015	Special Projects WPD and VCD MSR-SOI	\$ 1,113.75
July 15, 2015	Commission Mtg. Stipend	\$ 540.00
7.16-15 to 8.15-15	Browne Legal	\$ 525.00
Sept 2-4, 2015	Calafco Conf. Exp – Robey	\$ 424.90
Sept 2-4, 2015	Calafco Conf. Exp – Robey	\$ 422.60
Sept 2-4, 2015	Calafco Conf. Exp – Mills	\$ 451.35
June 30, 2015	RB CLO Lkpt SOI notice 2`	\$ 120.09
TOTAL:		\$ 18,077.87

DATED: Sept 16, 2015

APPROVED: Sept 16, 2015

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Stacey Mattina, Chair or Jim Comstock Vice-Chair  
Lake Local Agency Formation Commission

Attest:

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John Benoit  
Executive Officer





## LAKE LAFCO

Item #6

### EXECUTIVE OFFICER'S REPORT

September 16, 2015

TO: Local Agency Formation Commission

FROM: John Benoit, Executive Officer

RE: Lakeport Sphere of Influence and related Background Materials

Attachments: 1. Letter dated September 8, 2015 from Matt Perry, County Administrator, and Richard Coel, County Community Development Director  
2. Draft Resolution adopting a Sphere of Influence Update for the City of Lakeport

Due to confusion relating to the time and location of this meeting, the hearing has been renoticed, published, and distributed to affected agencies per LAFCo requirements.

LAFCo Staff received a letter from Lake County staff regarding the Lakeport Sphere of Influence Update. Please review the Memo and attachments. The two attachments are posted due to size and color content are posted on the LAFCo Webpage at [www.lakelafco.org](http://www.lakelafco.org) under the title heading of "Lakeport Sphere and Environmental Documents". County staff is recommending adoption of Option #4 (a coterminous SOI) or removal of the County's heavy commercial corridor along South Main Street/Soda Bay Road.

While inclusion of a SOI in the City's SOI sends a signal that the area probably would be annexed in the future; it should be noted, however, territory included in a SOI of an agency does not guarantee eventual annexation of that territory. Consideration of factors in the LAFCo law are required, as well as compliance with R&T code Sec 99b, Lake LAFCo's Revenue Neutrality and impacts upon other agency provisions and possibly confirmation by the voters (or) landowners within an area proposed to be annexed.

As stated in the Memo for the July 2015 LAFCo meeting, background information pertaining to the City's environmental review process, General Plan EIR's, Resolutions adopting the City's General Plan and the 2015 addendum are all posted on the LAFCo website: [www.lakelafco.org](http://www.lakelafco.org) under the title heading of "Lakeport Sphere and Environmental Documents". CEQA requires you to review the environmental documentation including the Statement of Overriding Considerations included in Council Resolution No 2347 (2009) provided prior to making the Lakeport Sphere Determination.

**Recommendation:**

Review and Consider the Executive Officer's report, the County's letter and attachments, conduct public hearing, receive and discuss public comments, discuss and consider Draft Resolution 2015-0009 adopting a Sphere of Influence Update for the City of Lakeport.





**COUNTY OF LAKE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2221 FAX 707/263-2225

### MEMORANDUM

**TO:** Lake Local Agency Formation Commission

**FROM:** Matt Perry, County Administrative Officer *MP*  
Richard Coel, Community Development Director *RC*

**RE:** Sphere of Influence Update, City of Lakeport

**DATE:** September 8, 2015

**ATTACHMENTS:** 1. Undeveloped, Underutilized & Vacant Commercial Property Inventory  
2. City of Lakeport Zoning Map

We appreciate your Commission agreeing to postpone a decision in this matter until we had time to adequately review the report, entitled *City of Lakeport's Sphere of Influence*, dated July 15, 2015. We fully intended to provide these comments much earlier than now, but as you know, we had several fires in Lake County during most of the month of August, the first of which (the "Rocky Fire") required the activation of the County's Emergency Operations Center for several days.

#### DISCUSSION

Our comments for your commission's consideration are taken from both the report prepared by LAFCO staff and the research by County staff as to the conditions in Lakeport.

A. Review of Findings in Report, Entitled *City of Lakeport's Sphere of Influence*, Dated July 15, 2015

As your Commission is aware, beginning on page 11, the subject report identifies four options for your Commission to consider:

- Option #1: City proposed SOI
- Option #2: Status Quo to re-affirm the 1994 Sphere of Influence
- Option #3: Removed mixture of Agricultural Lands along the southwest
- Option #4: Coterminous SOI (Sphere of the City would be coterminous with its boundary)

The discussion under Option #4 on pages 12 – 13 and further discussion under the heading "2.2 SOI Analysis" on page 13 and also under the heading "2.3.1 General Plan" contains several

findings that should be considered by your Commission to determine which option is most appropriate and logical. We do not believe these findings were adequately presented at the hearing on July 15, 2015. We trust your Commission has read these findings; however, a few are summarized below for your convenience:

1. The amount of available land for residential development is more than adequate for projected population growth: "According to the August 2014 Housing Element, the City has 312.71 acres of vacant land and underdeveloped sites with residential and high density residential land use designations and zoning, which exceeds the land needed to accommodate the 147 units... that were projected to be needed prior to 2019." (page 12).

"Lakeport has a high percentage of vacant and undeveloped land: twenty-five percent of the land with City limits remains vacant and another 12 percent is underdeveloped..." (page 13).

2. Current population trends do not support the request for additional land: "Housing need projections [in the General Plan] are likely exaggerated given the slowdown in growth compared to 2005 (when the General Plan was developed). The City anticipated growth of 33 percent in the population over the 20-year period from 2005 – 2025, or an average annual growth rate of 1.4 percent; however, over the last decade (2000 to 2012), the City experienced an overall decline in population of 1.4 percent, which is continuing through 2014." (page 13)
3. Even if the City were to grow as projected in the General Plan, there is sufficient land within City limits to accommodate such growth: "Although the General Plan includes a large City-proposed SOI, the Urban Boundary Element shows that the City could, in theory, meet a majority of the needs for estimated population growth with land that is in the City limits..... Moreover, the City has additional land that can be developed as a result of recent annexation." (page 19-20)

**B. Findings from Research Conducted by County Staff**

The Lake County Administrative Office and Community Development Department have significant concerns with the City of Lakeport's request to LAFCO to amend its Sphere of Influence, which still includes the heavy commercial area along the South Main Street and Soda Bay Road corridor. County staff does not believe that an increase in the amount of commercial land within its City limits can be justified at this time, or in the foreseeable future. We have grouped our concerns into the following five sections, which combined support our conclusion that the Sphere of Influence Amendment should either be further analyzed and amended to remove the County's heavy commercial corridor, or denied and a coterminous SOI approved.

1. **More than adequate amount of commercial properties are available within existing City limits.**  
There are 107 vacant storefronts and undeveloped or largely underutilized commercial properties within the city limits of Lakeport. This includes 35 undeveloped commercial properties and 6 partially developed large commercial properties with additional land available, all with sewer and water service available to them. These properties total 73 acres of commercial land that can still be developed. In addition, there are 66 vacant commercial

buildings and lease spaces available for retail, professional office, banking and dining uses, including 27 vacancies within three existing shopping centers.

In analyzing the City of Lakeport's zoning map, County staff has determined that there is 409 acres of commercial and resort zoned land, compared to 863 acres of residential zoned land within the City. Stated another way, 47 percent of the land within the city limits, excluding city, county and state owned lands, is within a commercial zoning district. This is an excessively high rate of commercial zoning that is likely a contributing cause to the high vacancy rate of commercial buildings.

**2. There is far more commercial development potential within the current City Limits than there is within the proposed South Main Street / Soda Bay Road commercial corridor that the City wants to annex.**

Not counting all of the vacant buildings and lease spaces, at least 73 acres of raw land within the City limits can be developed for commercial and industrial uses. However, the County's commercial and industrial corridor south of Lakeport is largely built out, with most of the remaining land possessing environmental constraints (wetlands, flooding, recorded cultural resource sites). There are only 4 vacant parcels remaining, the largest of which has been determined by a biologist to be almost entirely within a wetland. Excluding the wetland property, the total buildable land on the remaining three vacant parcels is 5 acres. There are 4 underutilized parcels, including the theater site and the Sears site that provide a total of roughly 10 more acres of buildable Service Commercial land that is not located within wetlands. By comparison, the City of Lakeport has nearly five (5) times the amount of commercial land available for development (73 acres versus 15 acres).

**3. Population Growth Rate is slow, does not justify expansion for additional commercial development.**

In reviewing the City's current zoning map, it is apparent that the amount of commercially zoned land exceeds that which can be supported by the local and regional populations. Excluding the public and civic lands, the amount of land zoned for commercial and resort use is 47 percent versus 53 percent for residential use. Population growth rates in the area are low and the population has not generated enough demand to justify significant new commercial development. Despite Lakeport being a significant employment base for government and health profession jobs, the current population cannot even sustain the existing commercial buildings and lease spaces within the City limits, let alone the 74 acres of undeveloped commercial land. The nearly 2:1 ratio of residential to commercial land appears to be based on mis-guided long range planning. It contributes to blight conditions on developed commercial properties that may have over-built and are now largely vacant, and it reduces the amount of land available for residential development that is adjacent to infrastructure. This in turn necessitates that in order for the population to grow significantly to support the amount of commercial land available, the residential development increasingly has to occur on the edge of the City where roads, sewer and water service development costs are more likely to be cost prohibitive for residential development; the result being very little or no residential development occurs and the commercial areas continue to stagnate.

**4. Proposed (revised) Sphere of Influence now omits residential area north of City Limits, and does not anticipate significant residential growth capability west of current City Limits.**

The City is proposing to reduce the amount of residential land within its sphere of influence by removing the area north of the city limits and reducing the area west of Highway 29. This action would likely further reduce the future population growth capacity of Lakeport, because it removes several properties that could support infill development adjacent to Howard Avenue and Hartley Street, thereby contributing to long term shortfalls in demand for commercial development within the current city limits.

**5. Long standing City development policies appear to be contributing to blight in the commercial areas.**

A lack of code enforcement against owners of blighted commercial properties appears to be contributing significantly to the commercial vacancy rate. For example, the Vista Point Shopping Center located at the corner of the main "gateway" entrance to the City has 10 vacancies, and has been an attractive nuisance for over 15 years since the roof collapsed on a major section of the building. Trees are currently growing out of the slab foundation that will soon be visible from Lakeport Boulevard. Another example is the boat repair business located at the end of Industrial Drive, which has dozens of boats stored on and off of trailers all along the site's Highway 29 frontage, in close proximity to the central entrance to the City. Onerous design review processes and planning commission review of minor projects also contribute to delays and added expenses that drive commercial development out of the City.

County staff are also concerned with the pre-zoning proposal that would change the zoning to the City's C2 Major Retail district for a large portion of the heavy commercial corridor. This would cause a major portion of Mendo Mill's operations to become legal non-conforming, because lumber yards are precluded from the City's C2 district. It appears that Duncan Pumps and a self-storage facility would also become legal non-conforming, as would a propane distributor. The City already has 163 acres of C2 zoned land within its city limits, compared to nearly 55 acres of C3 Service Commercial zoned property. We believe the pre-zoning map is flawed and illustrates a lack of long range planning on the City's part.

**SUMMARY**

For all of the above reasons, the Lake County Administrative Office and Community Development Department staff are gravely concerned with the City's proposal to amend its SOI which would enable the City to move forward with an application to annex another 160 acres of commercial lands that provides approximately 25 percent of County's sales tax revenue. Incorporating additional commercial land would likely be to the detriment of the City for drastically outstripping its commercial needs and shifting its focus away from its existing core commercial areas.

Furthermore, removing the residential area north of the City from the proposed SOI update while requesting to retain the commercial area along South Main Street /Soda Bay Road has lead County

staff to conclude that the City appears to be on a path to eventually annex an area that is almost fully developed and generates a significant amount of sales tax without adding additional responsibilities incurred by residential service areas.

**RECOMMENDATION**

County staff recommends that your Commission take either one of the following actions:

1. Direct that the SOI be amended to remove the County's heavy commercial corridor along South Main Street/Soda Bay Road, or
2. Approval of option #4: a coterminous SOI.

LAKE LOCAL AGENCY FORMATION COMMISSION

*A Resolution Making Determinations and Approving A Sphere  
Of Influence Update for the City of Lakeport*

**WHEREAS**, Government Code Section 56425 requires each Local Agency Formation Commission to adopt and periodically review and update a Sphere of Influence for each local governmental agency within its jurisdiction; and

**WHEREAS**, the Lake Local Agency Formation Commission, in compliance with the aforementioned requirement, is providing a “plan for the probable physical boundaries and service area” for the City of Lakeport; and

**WHEREAS**, the Commission has set the hearing date of September 16, 2015 for the update of the Sphere of Influence for the City of Lakeport and has noticed this hearing at the times and as otherwise prescribed by Government Code Section 56427; and

**WHEREAS**, the Commission has heard and on July 18, 2012 adopted a Municipal Service Review of services provided by the City of Lakeport in accordance with Gov. Code section 56430; and

**WHEREAS**, The City of Lakeport prepared, certified and adopted findings of fact as the Lead Agency an Environmental Impact Report including mitigation measures for the City of Lakeport’s General Plan (SCH No. 2005102104) for its General Plan Update on April 21<sup>st</sup>, 2009 pursuant to the requirements of the California Environmental Quality Act (Section 21000 *et seq* of the Public Resources Code); and

**WHEREAS**, The City of Lakeport prepared, certified and adopted an addendum to its EIR and General Plan by adopting Resolution 2351 (2015) on February 17, 2015; and

**WHEREAS**, the Commission has reviewed public testimony, correspondence received, and considered the Draft and Final EIR, 2015 Addendum, and findings of fact and the Executive Officer’s Memorandum dated July 15, 2015 including the findings of fact and a statement of overriding considerations, as adopted by the City, the proposed Sphere of Influence report, including Sphere Options and a proposed Sphere of Influence Map, which are attached hereto and incorporated herein; and

**WHEREAS**, the Commission has considered those factors determined by it to be relevant to the proposed Sphere of Influence, including, but not limited to, those factors specified in Government Code Section 56425, *et seq.*, and has heard from interested parties and considered requests for amendment and/or revision of the proposed sphere boundary, if any;

**NOW, THEREFORE, BE IT RESOLVED** that the Lake Local Agency Formation Commission does hereby find and determine as follows:

## **SECTION 1. Environmental Findings**

1. On April 21<sup>st</sup>, 2009, the City of Lakeport, as Lead Agency, prepared and certified the Final Environmental Impact Report for the City of Lakeport General Plan and adopted Findings of Fact and a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program. In addition on February 17, 2015 the City of Lakeport prepared and certified an addendum to the Final EIR for the City of Lakeport's General Plan
2. The Commission has reviewed and considered the Final Environmental Impact Report and Addendum for the City of Lakeport's General Plan, which includes an analysis of the City's Sphere of Influence. The Final Environmental Impact Report and 2015 Addendum consists of the following:
  - a. The Draft Environmental Impact Report prepared by the City of Lakeport as Lead Agency
  - b. Comments and recommendations received by the City of Lakeport Draft Environmental Impact Report.
  - c. A list of persons, organizations and public agencies commenting on the Draft Environmental Impact Report.
  - d. The responses of the Lead Agency to significant environmental points raised both during and after the review and consultation process.
  - e. A Mitigation Monitoring Reporting Plan.
3. The Commission certifies that it has held a duly noticed public hearing and heard testimony and received written comments from affected agencies at a noticed public hearing and has responded to those comments.
4. The Commission makes a specific finding that there has been no changes in physical circumstances nor could have been no changes in physical circumstances since the City certified the Environmental Impact Report for its General Plan on April 21<sup>st</sup>, 2009 and on February 17, 2015. Since the amended Sphere Update includes a reduction in Sphere size recommended by the City in its 2009 General Plan, the Commission hereby affirms in accordance with CEQA Guidelines Section 15090 the City's adopted certified Environmental Impact Report and Addendum as well as its adopted findings for this Sphere of Influence Update.
5. In accordance with CEQA Guidelines Section 15090, the Final Environmental Impact Report and addendum reflects the Lead Agency's independent judgment and analysis.

## **SECTION 2. Findings for Adoption of the Sphere of Influence Update**

1. That the proposed Sphere of Influence update with respect to City of Lakeport complies with the provisions of Government Code Section 56000, et seq.
2. The Commission has considered the factors determined by the Commission to be relevant to this update, including but not limited to, Sphere of Influence and General Plan Consistency, and other factors described in Government Code Sections 56425, and 56428 and as described in the staff report dated July 15, 2015, in that:

- a. The Commission has considered the present and planned land uses in the area including agricultural and open space lands as described in the City of Lakeport General Plan.
  - b. The Commission has considered the present and probable need for public facilities and services in the area as described in the adopted Municipal Service Review, the City of Lakeport General Plan and the Executive Officer's report.
  - c. The Commission has considered the present capacity of public facilities and adequacy of public services, which the agency provides or is authorized to provide as described in the adopted City of Lakeport's Municipal Service Review.
  - d. The Commission has considered the existence of any social or economic communities of interest in the area and received as testimony in public hearings.
  - e. The Commission has considered the conversion of prime agricultural lands meeting LAFCO's criteria in Government Code Section 56064. The Commission has considered not including contracted (Williamson Act) lands in this Sphere of Influence Update.
  - f. The Commission has considered the present and probable need for domestic water, wastewater and fire and EMS services provided to any disadvantaged unincorporated Communities within the existing Sphere of Influence.
3. Due to the presence of Prime Agricultural Lands and Open Space Lands in the Lakeport area, this SOI would be as proposed by the City and recommended by LAFCo, excluding agricultural areas northwest (Scotts Valley) and southeast of the City (west of South Main Street adjacent to open space areas, where much of the agricultural and open space lands are located).
  4. That the Commission has considered the City of Lakeport General Plan, as amended and recommended Sphere of Influence.
  5. That, pursuant to Government Code Section 56425, the Commission makes and adopts those determinations set forth in the Sphere of Influence Study included in the Executive Officer's report dated July 15, 2015, as amended herein included by reference.
  6. That the Determinations for the City of Lakeport's updated Sphere of Influence are hereby adopted and approved as included in and set forth in Exhibit "A".
  7. That all previous LAFCo adopted Sphere of Influence documents, sphere maps, limited or otherwise, and determinations are hereby repealed in favor of this Sphere of Influence Update.
  8. That the County has sent a letter objecting to the Sphere of Influence with a recommendation for a coterminous sphere or otherwise exclusion of the Commercial area between the City and Soda Bay Road.
  9. Pursuant to Section 15096 of the State CEQA Guidelines, The Commission has reviewed and considered the information contained in the Certified Environmental Impact Report (EIR) for the City of Lakeport General Plan SCH No. 2005102104 prepared and certified by the City of Lakeport for its General Plan update and the Addendum adopted on February 17, 2015 and has exercised its independent judgment and reached its own conclusions considering the EIR. The Commission hereby finds that there has been and could not have been any changes in circumstances warranting any supplemental or additional environmental review to this EIR and makes a specific



determination that the issues and mitigation measures as adopted by the City of Lakeport adequately address this Sphere of Influence and hereby affirms this EIR and its findings of fact as a responsible agency as approved by the City on April 21<sup>st</sup>, 2009 and on February 17, 2015.

10. The Commission directs the Executive Officer to file a Notice of Determination as provided under Section 15094 of Title 14 of the California Code of Regulations upon completion of the LAFCO proceedings.
11. That the Sphere of Influence Map (Option #1) and Sphere Report and attached to this Resolution as Exhibits A (map) and B (report) are hereby adopted.

**PASSED AND ADOPTED** at a regular meeting of the Lake Local Agency Formation Commission, State of California, on the 16th day of September 2015, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Stacey Mattina, Chair  
Lake Local Agency Formation  
Commission

**Attest:**

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John Benoit, Executive Officer  
Lake LAFCO

# Lake Local Agency Formation Commission

February 17, 2015

Lake County Watershed Protection District Board of Directors  
c/o Lake County Board of Supervisors  
225 N. Forbes St.  
Lakeport, CA. 95453

Attn: Attn: Anthony Farrington, LCWPD Chair


RE: Transmittal of the Lake County Watershed Protection District Service Review and LAFCo Resolution 2014-0002

Dear Mr. Farrington,

As directed by the Lake Local Agency Formation Commission, I am transmitting a copy of the Watershed Protection District Service Review (MSR) and LAFCo Resolution 2014-0002, both adopted on December 18, 2014. Please note the Commission has directed me to forward a copy of the MSR to the Watershed District and County Administration for a response to the items included in the MSR Determinations (see page 2, Item #4 of the resolution). The resolution calls for a progress report to be provided to the LAFCo Commission within six months of adoption of the resolution (June 18, 2016).

During the next fiscal year (2015-2016) LAFCo will be preparing a Sphere of Influence Update for the Lake County Watershed Protection District. The requested "progress report" will be invaluable for the Commission in making its Sphere of Influence determinations.

Very Truly Yours



John Benoit  
LAFCo Executive Officer  
Executive Officer

cc: Matt Perry  
Scott DeLeon

**Resolution 2014-0002 of the**  
**Lake Local Agency Formation Commission**

*Approving a Service Review of Services Provided by the Lake County Watershed Protection and  
Adopting Written Determinations Thereon*

WHEREAS, California Government Code Section 56425 requires that a Local Agency Formation Commission ("LAFCO") adopt and periodically review Sphere of Influence Plans for all agencies in its jurisdiction; and,

WHEREAS, California Government Code Section 56430 requires that a LAFCO conduct a review of the services provided by and within an agency prior to updating or adopting its Sphere of Influence Plan; and,

WHEREAS, if circumstances or conditions change with respect to the Sphere of Influence for the Watershed Protection District, an updated Service Review will need to be prepared within five years of adoption of this resolution.

WHEREAS, the Sphere of Influence Plan is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and,

WHEREAS, on April 17, 2002, the Commission adopted its Work Plan and included a schedule for initiation of Service Reviews (MSRs) and Spheres of Influence and has implemented that schedule as able given budget constraints; and

WHEREAS, the Commission adopted guidelines for conducting MSRs, which applies to this MSR for services provided by the Lake County Watershed Protection District; and,

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission for services provided by the Lake County Watershed Protection District, including approval of the report and adoption of the written determinations contained therein; and,

WHEREAS, the Commission hereby determines that the hearing draft of the Service Review for services provided by the Lake County Watershed Protection District and written determinations contained therein will provide information for updating the Sphere of Influence for the Lake County Watershed Protection District, and is otherwise consistent with the purposes and responsibility of the Commission for planning the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities; and,

WHEREAS, in making this determination, the Commission has considered the documentation on file in this matter; and,

WHEREAS, the Commission has considered oral and written testimony at public hearings on May 21, 2014, September 17, 2014, November 19, 2014 and December 18, 2014; and,

WHEREAS, the Commission has heard all interested parties desiring to be heard and has considered the proposal and report by the Executive Officer and all other relevant evidence and information presented at said hearing; and

NOW, THEREFORE, the Lake Local Agency Formation Commission hereby resolves, orders and determines the following:

- 1) The Service Review for Services provided by the Lake County Watershed Protection District, attached hereto as Exhibit A, is approved and the written determinations presented in the Service Review report are hereby adopted.
- 2) Staff is directed to prepare a Sphere of Influence "Work Plan" engaging all NPDES permittees and shall be included as part of the FY 2015-2016 overall work program. This "Work Plan" component will suggest Sphere of Influence content to be funded as part of the fiscal year 2015-2016 LAFCo budget.
- 3) Direct staff to prepare a final Watershed Protection District MSR per the direction of the Commission after the conclusion of the public hearing.
- 4) Direct staff to write a letter to the Watershed Protection District regarding the Service Review and requesting a written progress report with respect to items included in the Service Review Determinations. The progress report is to be provided to the LAFCo Commission within six-months of adoption of this resolution.
- 5) LAFCo staff is further ordered to forward copies of this resolution containing the adopted Service Review to the Lake County Watershed Protection District and Lake County Administration.

The foregoing resolution was duly passed by the Lake Local Agency Formation Commission at a regular meeting held on December 18, 2014 by the following roll call vote:

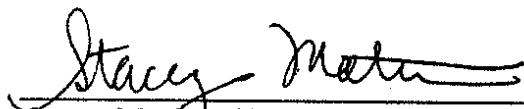
Ayes: Robey, Mills, Gillespie, Comstock, Loustalot, Rushing and Mattina

Noes:

Absentions:

Absent:

Signed and approved by me after its passage this 18<sup>th</sup> day of December 2014.

  
Stacey Mattina, Chair or Jim Comstock, Vice-Chair

Lake LAFCO

Attest:

  
John Benoit, Executive Officer

LAKE LOCAL AGENCY FORMATION COMMISSION