

**LAKE LAFCO
RESOLUTION NO. 2022-0004**

Attachment #1

*A RESOLUTION OF THE LAKE LOCAL AGENCY FORMATION COMMISSION
APPROVING THE SOUTH LAKEPORT ANNEXATION TO THE CITY OF
LAKEPORT*

Recitals

WHEREAS, On August 13, 2019, an application and resolution of initiation was submitted to the Lake Local Agency Formation Commission (LAFCO) by the City of Lakeport requesting an annexation of territory to the City including 136.78 acres more or less; and

WHEREAS, On March 16, 2022 Lake LAFCo considered Resolution 2022-0004 approving the City's request to annex the 136.78-acre more or less to the City of Lakeport; and

WHEREAS, On Feb 9, 2022, LAFCO issued a Certificate of Filing in accordance with Government Code Section 56658(g) for this annexation; and

WHEREAS, At the time and in the form and manner provided by law, the Executive Officer provided hearing notice to be held by the Commission regarding this proposal; and

WHEREAS, The Executive Officer has reviewed the application and prepared a report, including his recommendations. The petition and report have been presented to and considered by the Commission; and

WHEREAS, The Executive Officer's Report sets forth and discusses the factors to be considered in the review of a proposal required by Government Code section 56668 (a part of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) and LAFCo's adopted Policies, Standards and Procedures. Those items, are discussed in the Executive Officer's Report; and

WHEREAS, The Commission has reviewed and considered the Executive Officer's Report including those factors required by Government Code section 56668 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and rules and procedures for the Lake Local Agency Formation Commission. The Commission conducted a public hearing at which it heard and received oral and written comments, other evidence submitted, and objections presented or filed regarding the proposed annexation. All persons present were given an opportunity to hear and be heard. The Public Hearing was opened and closed after Public testimony was received.

The **LAKE LOCAL AGENCY FORMATION COMMISSION** resolves, determines, orders, and finds as follows:

SECTION 1. Environmental Findings

1. On April 21st, 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 and South Lakeport Annexation. 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 have 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 21st, 2009 and the Addendum on February 17, 2015. 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: Terms and Conditions:

The foregoing recitals are true and correct.

1. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have been given mailed notice regarding this annexation.
2. In reviewing this application, the Commission finds that services to be provided by the City of Lakeport are necessary and that there will not be a duplication of other powers provided by any other special district or service provider.
3. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
4. The LAFCO Executive Officer's Staff Report including attachments and recommendation for approval of the proposal are hereby incorporated by reference and hereby adopted.
5. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibits "A" Geographic Description and "B" Map attached hereto and by this reference incorporated herein subject to the terms and conditions included.
6. As stated in the LAFCO Staff Report of March 16, 2022, the amount of sales tax and the amount of base property tax and tax increment transferred shall be in accordance with Lake County and City of Lakeport tax sharing agreement adopted jointly by County of Lake Resolution 2022-0008 and City of Lakeport Resolution 2844 (2022), attached hereto as Exhibit "C". This agreement includes a split of property tax revenues and exchanges in Sales Tax revenues over a period of time in accordance with the provisions in the agreement. The agreement also specifies provisions related to Transportation improvement and Water Infrastructure projects, Wastewater collection and treatment as well as other provisions and general provisions included.
7. Said annexation territory is found to be inhabited.
8. The annexation of territory is assigned the following short form designation:

" City of Lakeport Annexation to the City of Lakeport (LAFCo file 2019-0006)"
9. The boundaries of the affected territory are found to be definite and certain.
10. The application for the annexation to the City of Lakeport (LAFCO 2019-0006) is hereby approved to provide city services within the territory.
11. The Commission received written protest prior to the conclusion of the LAFCo proceedings, further protest proceedings are not waived and the Commission orders the

136.78-acre annexation to the City of Lakeport pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000 subject to conducting authority proceedings. Satisfactory proof has been given that the subject territory is inhabited, that all landowners and registered voters within the affected territory have not given their written consent to the proposal. All affected agencies have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, The Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B" to the City of Lakeport subject to Conducting Authority proceedings since written protest has been received by LAFCo prior to the conclusion of the LAFCo proceedings.

12. All City of Lakeport previously authorized assessments; taxes, fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion.
13. All LAFCO, Lake County and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of estimated required fees or deposits to the annexation applicant(s) prior to filing the Certificate of Completion.
14. One electronic copy (PDF), three large copies (18 by 24 minimum) and two 8 1/2 x 11 reductions of all maps along with an electronic copy (PDF) and two copies of the final boundary description shall be submitted to LAFCO prior to recordation of the Certificate of Completion. All Maps and Descriptions shall be wet stamped by a licensed surveyor. The applicant shall supply maps and Geographic Descriptions suitable for recording (smaller than eight inches by fourteen inches, clearly legible) prior to recordation of the Certificate of Completion.
15. The City of Lakeport shall submit to LAFCo two copies of a "map of limiting addresses" per State Board of Equalization standards and requirements.
16. The map and boundary description shall comply with the State Board of Equalization requirements. The boundary description and map, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs.
17. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Lake Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning

this annexation. The Lake Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.

18. The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for the 2009 City's General Plan and 2015 Addendum, and makes a specific determination that the issues and mitigation measures and (or) policies as adopted by the City of Lakeport adequately address this annexation.
19. The Executive Officer of this Commission is instructed to mail or email a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882
20. The effective date of this annexation shall be the date the Certificate of Completion is recorded.
21. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings and compliance with the terms and conditions.
22. Completion of proceedings shall be concluded within one year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be terminated unless and until an extension is approved by the LAFCo Commission prior to the termination date.


PASSED AND ADOPTED at a regular meeting of the Lake Local Agency Formation Commission, State of California, on the 30th day of March 2022 by the following vote:

AYES: Robey, Mattina, Slooten, Archacki, Scholz, Simon and Sabatier

NOES:

ABSTENTIONS:

ABSENT:



Bruno Sabatier, Chair or Stacey Mattina,
Vice-Chair, Lake Local Agency Formation
Commission

ATTEST:



JOHN BENOIT
Executive Officer

EXHIBIT "A"

LAFCO ANNEXATION NO. 2019-06

SOUTH LAKEPORT ANNEXATION TO THE CITY OF LAKEPORT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING PORTIONS OF SECTIONS 36, TOWNSHIP 14 NORTH, RANGE 10 WEST AND SECTION 31, TOWNSHIP 14 NORTH, RANGE 9 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER FOR SECTIONS 36 AND 31 OF SAID TOWNSHIP AND RANGE AND SECTIONS 1 AND 6 OF TOWNSHIP 13 NORTH, RANGE 10 WEST AND RANGE 9 WEST, MARKED BY A LAKE COUNTY BRASS CAP, AS SHOWN IN BOOK 20 OF PARCEL MAPS AT PAGE 27, LAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°11'46" EAST, 1014.28 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF STATE HIGHWAY 29 AT THE SOUTHWEST CORNER OF PARCEL "B" PER SAID PARCEL MAP AND THE POINT OF BEGINNING, 1) THENCE ALONG SAID NORTHEASTERLY LINE NORTH 26°53'49" WEST 131.95 FEET; 2) THENCE NORTH 17°02'25" WEST ALONG SAID NORTHEASTERLY LINE, 200.27 FEET, MORE OR LESS; 3) THENCE NORTH 27°18'36" WEST, 780.74 FEET MORE OR LESS; 4) THENCE NORTH 30°31'53" WEST, 270.42 FEET MORE OR LESS; 5) THENCE NORTH 27°27'35" WEST, 429.08 FEET MORE OR LESS; 6) THENCE NORTH 20°20'36" WEST, 224.37 FEET, MORE OR LESS, TO AN IRON PIPE WITH ALUMINUM CAP, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 31 BEARS SOUTH 03°59'17" WEST, 1818.54 FEET, AS SHOWN ON A RECORD OF SURVEY IN BOOK 87 OF RECORD OF SURVEYS AT PAGES 39 THROUGH 63 FILED JUNE 15, 2009, LAKE COUNTY RECORDS; 7) THENCE, CONTINUING ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 29 NORTH 01°17'06" EAST, 232.92 FEET MORE OR LESS; 8) THENCE NORTH 28°43'34" WEST, 64.74 FEET MORE OR LESS; 9) THENCE NORTH 26°53'57" WEST, 80.00 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EXISTING CITY OF LAKEPORT CITY LIMITS BOUNDARY AND SAID STATE RIGHT-OF-WAY; 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID CITY BOUNDARY NORTH 53°33'35" WEST, 218.84 FEET MORE OR LESS; 11) THENCE NORTH 30°54'15" WEST, 455.54 FEET MORE OR LESS; 12) THENCE NORTH 26°54'00" WEST, 2309.19 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DELINEATED (PARCEL "C") ON THAT CERTAIN MAP FILED SEPTEMBER 23, 1980 IN BOOK 19 OF PARCEL MAPS AT PAGE 10 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; 13) THENCE LEAVING SAID STATE RIGHT-OF-WAY AND CONTINUING ALONG THE EXISTING CITY BOUNDARY, SOUTH 89°07'42" EAST, 312.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM THOMAS R. SMITH, TO THOMAS R. SMITH RECORDED ON AUGUST 7, 1992 IN DOCUMENT NUMBER 92-016571, LAKE COUNTY RECORDS; 14) THENCE ALONG THE WEST LINE OF SAID GRANT DEED AND ALSO SAID CITY LIMITS SOUTH 20°08" EAST, 200.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF, 15) THENCE ALONG THE SOUTH LINE OF SAID GRANT DEED EAST, 300.00 FEET, MORE OR LESS, TO THE WEST LINE OF SOUTH MAIN STREET; 16) THENCE ALONG SAID LINE AND CITY LIMITS NORTHERLY 69 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE 20 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE BRADLEY, JOHNSON, SYLVA, DAHLWK CITY OF LAKEPORT REORGANIZATION; 17) THENCE LEAVING SAID WEST LINE AND CONTINUING ALONG SAID CITY BOUNDARY NORTH 70°50'00" EAST, 60.00 FEET, MORE OR LESS, TO THE EAST LINE OF SOUTH MAIN STREET; 18) THENCE LEAVING SAID CITY LIMITS SOUTH 19°36'46" EAST ALONG THE EAST LINE OF SOUTH MAIN STREET, 587.72 FEET, MORE OR LESS, TO THE NORTHLINE OF A PARCEL DESCRIBED BY GRANT DEED FROM AIRPORT AUTO BROKERS L.T.D. TO JOHN D. BROSSARD AND WENDY C. BROSSARD RECORDED JANUARY 24, 2014 IN DOCUMENT NUMBER 2014000939, LAKE COUNTY RECORDS; 19) THENCE LEAVING SAID

EAST LINE AND ALONG THE NORTH LINE OF SAID GRANT DEED NORTH 70°40'09" EAST, 234.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; 20) THENCE SOUTH 20°21'46" EAST, 309.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM JOHN M. HAGAN TO DONALD J. BAYLOR RECORDED JULY 24, 2015 IN DOCUMENT NUMBER 2015009518, LAKE COUNTY RECORDS; 21) THENCE ALONG THE NORTH LINE OF SAID GRANT DEED NORTH 70°23'14" EAST, 703.60 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID GRANT DEED; 22) THENCE SOUTH 18°06'46" EAST (SOUTH 18°30' EAST RECORD), 1117.92 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED BY A GRANT DEED FROM JAMES R. KEMP TO JAMES R. KEMP TRUSTEE RECORDED APRIL 14, 2011 IN DOCUMENT NUMBER 2011005246, LAKE COUNTY RECORDS; 23) THENCE ALONG THE SOUTH LINE OF SAID GRANT DEED SOUTH 76°53'14" WEST (SOUTH 76°30' WEST RECORD), 611.80 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF A PARCEL DESCRIBED BY A GRANT DEED FROM MARION D. HEATH AND AVA D. HEATH TO U.C.C. CORPORATION RECORDED MARCH 31, 1976 IN BOOK 827 OF OFFICIAL RECORDS AT PAGE 5, LAKE COUNTY RECORDS; 24) THENCE ALONG THE EAST LINE OF SAID GRANT DEED SOUTH 19°36'46" EAST (SOUTH 20° EAST RECORD), 205.55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; 25) THENCE ALONG THE SOUTH LINE THEREOF SOUTH 76°53'14" WEST (SOUTH 76° 30' WEST RECORD), 280.00 FEET, MORE OR LESS, TO THE EAST LINE OF SOUTH MAIN STREET; 26) THENCE SOUTH 19°36'46" EAST ALONG SAID RIGHT-OF-WAY, 30.05 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM CHIC ALLEN BECK AND JILLANE SUE BECK RECORDED DECEMBER 30, 2003 IN DOCUMENT NUMBER 2003038035, LAKE COUNTY RECORDS; 27) THENCE ALONG THE NORTH LINE OF SAID GRANT DEED AND THE NORTH LINE OF THE PARCEL DESCRIBED IN THE TRUST TRANSFER DEED TO TFI PROPERTIES, LLC, RECORDED NOVEMBER 5, 2019 IN DOCUMENT NUMBER 2019013896, NORTH 76°53'14" EAST (NORTH 76°30' EAST RECORD), 1464 FEET MORE OR LESS TO THE CENTERLINE OF THOMPSON CREEK AS SHOWN ON A RECORD OF SURVEY IN BOOK 62 OF RECORD OF SURVEYS AT PAGE 10 FILED FEBRUARY 10, 1995, LAKE COUNTY RECORDS; 28) THENCE LEAVING SAID NORTH LINE AND ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 18°35'00" WEST, 100.00 FEET MORE OR LESS; 29) THENCE SOUTH 14°00'00" WEST, 128.20 FEET; 30) THENCE SOUTH 19°35'00" EAST, 80.00 FEET; 31) THENCE SOUTH 11°00'00" EAST, 200.00 FEET; 32) THENCE SOUTH 02°55'00" WEST, 113.42 FEET MORE OR LESS, TO THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM LAKEPORT THEATERS, INC. RECORDED NOVEMBER 18, 1997 IN DOCUMENT NUMBER 97-019352; 33) THENCE SOUTH 02°55'00" WEST, 36.58 FEET MORE OR LESS; 34) THENCE ALONG THE CENTERLINE OF THOMPSON CREEK AS SHOWN ON A RECORD OF SURVEY IN BOOK 62 OF RECORD OF SURVEYS AT PAGE 10 FILED FEBRUARY 10, 1995, LAKE COUNTY RECORDS SOUTH 34°51'00" WEST, 68.00 FEET MORE OR LESS; 35) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 33°00'00" EAST, 79.86 FEET MORE OR LESS; 36) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 78°00'00" EAST, 182.16 FEET MORE OR LESS; 37) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 25°30'00" EAST, 199.32 FEET MORE OR LESS; 38) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 39°00'00" EAST, 135.30 FEET MORE OR LESS; 39) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 30°00'00" WEST, 124.08 FEET MORE OR LESS; 40) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 51°00'00" EAST, 275.88 FEET MORE OR LESS; 41) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 11°00'00" EAST, 79.86 FEET MORE OR LESS; 42) THENCE ALONG SAID CENTERLINE PER SAID RECORD OF SURVEY SOUTH 38°30'00" WEST, 147.84 FEET MORE OR LESS;

43) THENCE ALONG THE CENTERLINE OF THOMPSON CREEK SOUTH 23°00'00" EAST, 70.62 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF PARCEL "D" AS SHOWN IN BOOK 9 OF PARCEL MAPS AT PAGE 33, LAKE COUNTY RECORDS; 44) THENCE LEAVING THE CENTERLINE OF THOMPSON CREEK ALONG THE NORTHWEST LINE OF SAID PARCEL "D" SOUTH 50°19'29" WEST, 561.56 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID PARCEL "D"; 45) THENCE ALONG THE WEST LINE OF SAID PARCEL "D" SOUTH 19°54'49" EAST, 923.48 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID PARCEL "D", SAID POINT BEING COMMON TO THE MOST EASTERLY CORNER OF PARCEL "A" OF SAID MAP; 46) THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A" SOUTH 54°14'25" WEST, 263.11 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF PARCEL "A", SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 31; 47) THENCE ALONG SAID SECTION LINE NORTH 89°11'46" WEST, 609.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 137 ACRES OF LAND MORE OR LESS

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N. 005-035-10.

A.P.N. 005-049-08, 11 AND 12.

A.P.N. 005-052-03, 05, 07, 13, 14, 19, 20, 25 AND 27.

A.P.N. 005-053-18, 19, 20, 21 AND 22.

A.P.N. 008-001-01, 02, 03 AND 25.

A.P.N. 008-003-02, 04, 05, 12 AND 13.

A.P.N. 082-092-01, 02, 03, 04, 06, 07, 08, 09, 10, 11, 12, 13 AND 14

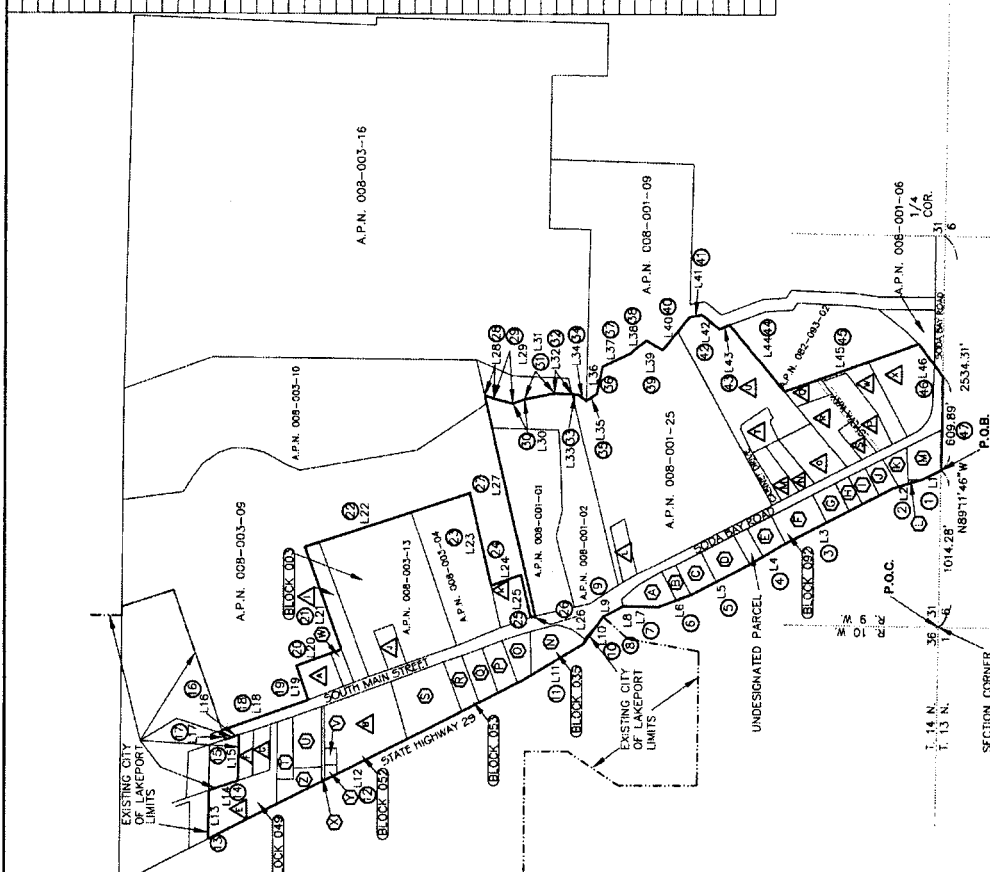
A.P.N. 082-093-03, 04, 05, 08, 09, 10, 11, 13, 14, 15 AND 16.


MICHAEL S. CONSER, LS 8383

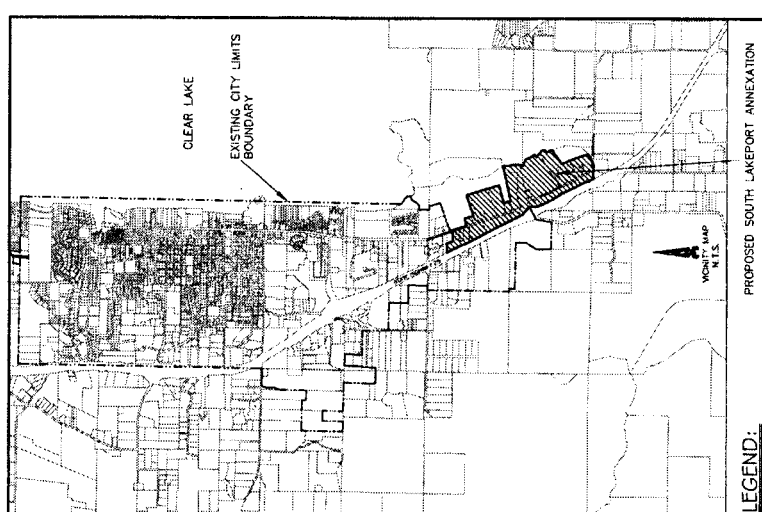
12/5/19
DATE:



A.P.N. TABLE	BLOCK	NUMBER
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LINE	BEARING	LENGTH
L1	N28°35'25"W	131.95
L2	N17°42'52"W	200.27
L3	N17°42'52"W	750.42
L4	N30°31'53"W	750.42
L5	N27°27'25"W	429.06
L6	N20°20'36"W	229.97
L7	N01°17'06"E	332.92
L8	N28°43'34"W	64.72
L9	N26°53'57"W	80.06
L10	N53°33'35"W	218.84
L11	N30°54'15"W	455.54
L12	N26°54'00"W	2309.19
L13	S69°37'42"E	312.91
L14	S20°08"E	200.00
L15	EAST	300.00
L16	N07°50'00"E	60.00
L17	N19°46'46"E	587.72
L18	N19°46'46"E	234.00
L19	N70°40'09"E	309.00
L20	S20°21'48"E	309.00
L21	N70°23'14"E	703.60
L22	S18°06'46"E	1112.92
L23	S76°53'14"W	611.80
L24	S19°36'46"E	205.55
L25	S76°53'14"W	280.00
L26	S19°36'46"E	30.95
L27	N76°53'14"E	1484.2
L28	S18°35'00"W	100.00
L29	S14°00'00"W	128.20
L30	S19°35'00"E	80.00
L31	S11°00'00"E	200.00
L32	S02°55'00"W	113.42
L33	S02°55'00"W	36.58
L34	S24°31'00"W	88.00
L35	S33°00'00"E	79.86
L36	S78°00'00"E	182.16
L37	S25°30'00"E	199.32
L38	S39°00'00"E	135.30
L39	S30°00'00"W	124.08
L40	S51°00'00"E	275.68
L41	S11°00'00"E	79.96
L42	S38°30'00"W	147.84
L43	S23°00'00"E	70.62
L44	S50°19'25"W	561.56
L45	S19°54'49"E	323.48
L46	S54°19'25"W	263.11
L47	N89°11'46"W	809.89



PROPOSED SOUTH LAKEPORT ANNEXATION

① COURSE BEARING AND DISTANCE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT

⊗ DENOTES ASSESSOR'S PAGE NUMBER
 ⊕ DENOTES ASSESSOR'S PARCEL NUMBER

ANNEXATION AREA
 137 ± ACRES (CALCULATED)

EXHIBIT 'B'
 FOR
LAFCO ANNEXATION NO. 2019-06
 SOUTH LAKEPORT ANNEXATION
 TO THE CITY OF LAKEPORT
 BEING PORTION OF SECTION 31, 14 N., 14 W. AND
 SECTION 36, 14 N., 14 W., M.D.B. & H.

COUNTY OF LAKE, CALIFORNIA
 JOB NO. 18-138
 AGAD FILE 18138ANNEX
 DESIGNED CS
 CAD BY CS
 CHECKED CA
 DATE 10-11-18
 SHEET NO. 3 OF 3 SHEETS

125 PARK STREET
 LAKEPORT, CALIFORNIA 95453
 PHONE (707) 263-5512
 FAX (707) 263-0455

Lead Surveying

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

SOUTH LAKEPORT ANNEXATION TO CITY OF LAKEPORT

LAFCO ANNEXATION NO. 2019-06

PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA
 No. 14122

GRAPHIC SCALE
 (IN FEET)
 1 inch = 500 ft.

**JOINT RESOLUTION AND AGREEMENT BY COUNTY OF LAKE AND CITY OF LAKEPORT
CONCERNING TAX EXCHANGE FOR THE SOUTH LAKEPORT ANNEXATION**

BE IT RESOLVED by the Board of Supervisors of the County of Lake ("County") and the City Council of the City of Lakeport ("City") that they make and approve this joint resolution and agreement ("Agreement") as follows:

1. Recitals.

1.1. The County and City recognize that City residents are residents of both the City and County and that those residents rely on both the City and County for important local government services. The parties desire to work together collaboratively to provide the quality services desired by residents in both the City and those in the unincorporated area.

1.2. On August 19, 2019, the City of Lakeport filed an application with the Lake County Local Agency Formation Commission to annex approximately 136.78 acres south of the current City limits.

1.3. LAFCo Executive Officer is prohibited by law from issuing a certificate of filing for any such application until the City and County determine, pursuant to Revenue and Taxation Code section 99, the amount of tax revenue to be exchanged between and among the local agencies whose service areas or responsibilities will be altered should a change of organization or reorganization be approved. City and County are the two local taxing agencies whose service areas and responsibilities would be altered should there be an annexation of territory to the City. The parties acknowledge that annexation of territory to the City would not impact the service area or responsibility of any special district.

1.4. California Constitution article XIII, section 29(b) and Government Code sections 55700 to 55707 authorize counties and cities to enter into agreements to apportion between them the revenue derived from any sales or use tax imposed by them pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law, or any successor statute, that is collected for them by the state. State law requires that any sales/use tax exchange agreement be approved by a two-thirds vote of the governing body of each jurisdiction that is a party to the contract.

1.5. Pursuant to Government Code section 55704, County and City find and determine that one or more retailers have been established, or will be established, in the Annexation Area and that consumers residing in both City and the unincorporated area of the County are, or will be, purchasing tangible personal property from such retailers. The parties therefore have determined that equity requires that the Sales Tax Revenue from retailers within the Annexation Area be distributed an apportioned in a fair and just manner to both parties pursuant to this Agreement.