

Lake LAFCO

ITEM 6

Executive Officer's Report  
May 17, 2023

TO: Lake Local Agency Formation Commission  
FROM: John Benoit, Executive Officer  
SUBJECT: Dorn Annex to CSA 20 (Soda Bay), LAFCO file 2022-0001

**EXECUTIVE OFFICER'S RECOMMENDATIONS:** Adopt proposed Resolution (Resolution 2023-0002 see Attachment #1) approving a Minor Sphere of Influence amendment to include 24.5-acres to the Sphere of Influence and adopt Resolution 2023-0003 approving an annexation of 24.5-acres to County Service Area #20 Soda Bay located at **5645 Soda Bay Road, Kelseyville** subject to the recommended terms and conditions.

**Suggested Motions:**

*Adopt proposed Resolution 2023-0002 (Attachment #1) approving a minor sphere of influence amendment to include 24.5 acres into the Sphere of Influence of CSA #20 Soda Bay*

*Adopt proposed Resolution 2023-0003 (Attachment #2) consisting of an annexation of 24.5 acres to CSA #20– Soda Bay subject to recommended terms and conditions.*

**I. BACKGROUND:**

**A. Summary:**

Nellie Dorn has made a petition request to annex 24.5 acres to provide domestic water to serve one dwelling with CSA #20 water including one Assessor's Parcel: 008-029-090.

The purpose of this annexation is to allow CSA #20 to provide domestic water to serve a dwelling on a 24.5 acre parcel. The parcel also includes a vineyard. No request is being made to provide CSA water to the vineyard. This annexation will result in CSA water services being provided to this coterminous parcel.

**B. Proposal and Justification**

The proposal is to annex one 24.5-acre parcel with one CSA #20 domestic water connection which will be billed at the same rate and manner as all other water connections in this County Service Area.

Under provisions of the California Environmental Quality Act, this project has been found to be categorically exempt (Categorical Exemption class 19, "Annexations of Existing Facilities and lots for exempt Facilities" (see Attachment #3, Notice of Exemption).

**C. Location:**

The property is located at 55645 Soda Bay Road east of Kelseyville known as APN 008-029-09 which is noncontiguous to CSA – 20 Soda Bay.

**D. Plan for Services**

The plan for services is to provide one residential domestic water service to serve an existing dwelling located on the property.

**II. Analysis**

**A. Accepted for filing:** April 12, 2023

**B. Publication and Posting:** April 12, 2023

**C. Compliance with CEQA:**

Lead Agency:	Lake County
Responsible Agency:	Lake LAFCO
Environmental Finding:	Categorical Exemption
Date of Finding:	April 12, 2023

**D. Compliance with applicable Plans:**

The proposed annexation conforms to the Lake County General Plan.

**E. Compliance with applicable Spheres of Influence:**

The annexation area is not consistent with the Sphere of Influence for CSA #20 at this time. Therefore a minor sphere of influence amendment is required and is the reason a public hearing is being held on this item. (See Attachment #1 a resolution approving a minor sphere of influence amendment for CSA #20 to include the 24.5 acres.

**F. Existing Land Use and Zoning:**

-LAND USE DESIGNATION:	RL - Rural Lands
-ZONING:	RL - Rural Lands
-DWELLINGS:	one
-POPULATION:	Uninhabited
-REGISTERED VOTERS:	LESS THAN 12

**G. LANDOWNER(S):**

**H. Existing Land Use and Zoning for Surrounding Territory:**

The current land use for the annexation area is Rural Lands. The territory is vacant.

- North: Rural Lands
- South: Rural Lands
- East: Rural Lands
- West: Rural Lands

**I. Proposed Development:** None

**J. Fiscal Data:** According to Lake County Board of Supervisors Resolution 2023-28, base and future tax increment allocated to the Lake County General Fund and all local taxing entities shall not be changed as a result of this annexation. The current taxable value of the property is \$794,144. There is one dwelling and a vineyard on the 24.5-acre parcel.

**K. Existing and Proposed Service Agencies:**

<b>Service:</b>	<b>Existing Provider:</b>	<b>Proposed Provider:</b>
School District	Kelseyville Unified	same
Fire Protection	Kelseyville Fire Protection District	same
General Government	Lake County	same
Police Protection	Lake County Sheriff	same
Off-site Drainage and Flood Control	Lake County	same
Water and Wastewater	no domestic water or wastewater	CSA #20- Water
Street Lighting	none	same
Roads	Lake County	same
Emergency Services	Kelseyville Fire Protection District	same

**III. Sphere of Influence Amendment - Policy**

Lake LAFCo Policies updated and adopted in 2020 require an amendment to the adopted sphere of influence plan when an agency seeks to annex territory not within its Sphere of Influence. The Soda Bay CSA #20 Sphere of Influence was adopted in 2009 and the Lake County General Plan in 2008.

**Policy Analysis**

Lake LAFCo adopted Policies and Procedures regarding Amendments and Updates of Spheres of Influence (Section 3.4) on September 16, 2020. Below is a discussion of the applicable policy.

**Policy 3.4 (e)**

General Requirements. LAFCo will generally treat an update or a proposed amendment to an agency's Sphere of Influence similarly to an application for approval of a Sphere of Influence. Each of the following sets of policies apply to amendments to and updates of Spheres of Influence:

- i) General policies.
- ii) Specific policies and standards for Spheres of Influence and for Updates and Amendments thereto.

General Policies (Section 3.1) require an analysis of four factors as stated in Section 56425 (e) these are discussed below.

One single-family residence is to be served. Since this is the case, land in 24.5-acre area can be feasibly be served by the CSA #20. This sphere amendment is internally consistent with the existing CSA #20 sphere. An analysis by the district has been completed ensuring an adequate level of service can be provided to existing connections while serving one new hookup in this territory.

Policy 3.4 (f)

Precedence of Amendments over Annexations. Sphere of Influence amendments shall precede the Commission's consideration of proposals for change of organization or reorganization.

The amendment discussion will precede commission action on the consideration of the annexation proposal.

Policy 3.4 (g)

Demonstrated Need Required. An applicant for amendment to a Sphere of Influence must demonstrate a projected need or lack of need for service.

There is a need for services for this territory to be annexed since the overall well water quality is unsatisfactory. The purpose of this proposal is provide for one water connection.

The Lake County Special Districts Department has the ability to serve this dwelling with water at this time, which is the service being requested.

Policy 3.4 (h)

Open Space and Prime Agricultural Land. Amendment proposals involving Sphere expansions, which contain open space or prime agricultural land will not be approved by LAFCO if there is sufficient alternative land available for annexation within the existing Sphere of Influence.

The purpose of this proposal is to annex and provide one service connection. There is a vineyard on the parcel which not be affected by this annexation.

Pursuant to Government Code Section 56425, LAFCO must consider four specific issues prior to making written determinations to support its action in amending the Sphere of Influence for the Soda Bay CSA #20. These are discussed in the following paragraphs:

1. The present and planned land uses in the area, including agricultural and open space lands.

Present and planned land uses in the area include rural lands type uses. The existing land uses surrounding the subject lands consist of rural lands on three sides and the California State Park to the north. A parcel to the north is currently served by the district.

2. The present and probable need for public facilities and services in the area.

The current properties within the territory require public water. The Soda Bay CSA #20 provides public domestic water. Since a portion of the territory is planned and zoned for the existing use and additional uses would not be allowed, the need for reliable public water will not be increased to serve additional development within the territory to be included within the Sphere of Influence since the zoning is rural lands.

3. The present capacity of public facilities and adequacy of services that the agency is authorized to provide.

The Soda Bay CSA #20 provides water service to existing and proposed development in the Soda Bay area. This territory is not included in the Sphere of Influence. The Lake County Special District Department does not anticipate any restrictions in being able to provide water service to the parcel to serve one dwelling.

4. The existence of any social or economic land communities of interest in the area if the Commission determines that they are relevant to the community.

The subject territory is not contiguous to CSA #20, which is allowed under the CSA law, and is proposed to be included within its boundaries and its Sphere of Influence. The Soda Bay CSA #20 is the only domestic water service provider within the area.

5. A determination regarding Disadvantaged Unincorporated Communities is required for Sphere amendments involving Domestic Water, Wastewater and Fire protection.

There are no Disadvantaged Unincorporated communities not receiving domestic water services within or coterminous to this proposal.

Conclusion:

The above considerations are the basis to support the inclusion of 24.5 acres to the Sphere of Influence for CSA #20. Recommended actions are presented in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as they apply to the Sphere of Influence Studies.

#### **IV. POLICY ANALYSIS - Annexation**

##### **A. GOVERNING LAW**

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

- (a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.
- (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
- (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.
- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.
- (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

- (g) A regional transportation plan adopted pursuant to Section 65080.
- (h) Consistency with city or county general and specific plans.
- (i) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.
- (j) The comments of any affected local agency.
- (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5
- (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.
- (n) Any information or comments from the landowner or owners.
- (o) Any information relating to existing land use designations.
- (p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

These factors will be reviewed with regard to the CSA #20 Annexation.

- (a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The annexation of this 24.5-acre territory will not have a significant effect on the District, residents of the District or population of the surrounding area. The annexation is to provide an easement for the district's water system improvements.

- (b) The Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.  
"Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies

subject to this division, and includes the public facilities necessary to provide those services.

n/a

- (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

This annexation will not have any effect on adjacent areas or on the local government structure of the county.

- (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The adopted Commission policies are examined below. The proposal will have essentially no effect on future patterns of urban development.

- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The land proposed for annexation is Rural Lands. No agricultural lands will be adversely affected by this annexation

- (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain. The land will become a part of CSA #20, and the project will not effect land use patterns or result in any adverse land use impacts.

- (g) Consistency with city or county general and specific plans.

The proposed annexation is consistent with the Lake County General Plan and Zoning Ordinance and the regional transportation plan.

- (h) The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.

This proposal is not consistent with the Sphere of Influence for the CSA #20 at this time a minor Sphere of Influence amendment will be necessary.

- (i) The comments of any affected local agency.

No comments have been received.

- (j) The ability of the newly formed or receiving entity to provide the services which area the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.



This annexation will require one connection provided by the CSA to the owner of the 24.5-acre parcel.

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

N/A

(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

The proposed annexation has no bearing on the County's regional housing needs.

(m) Any information or comments from the landowner or owners.

N/A

(n) Any information relating to existing land use designations.

The proposed project conforms to the Lake County General Plan, and Zoning Ordinance. The land use designation is Rural Lands.

## **B. LAKE LAFCO POLICY**

The following analysis is provided as a guide for the Commission to consider. This proposal complies with applicable legal and policy requirements, as summarized below:

### **LAFCO Policy 2.1. Communication Between Local Agencies**

The County, LAFCo and the CSA advisory committee have communicated the need for this annexation.

### **LAFCO Policy 2.2. Urban Development**

The proposed project will not impact urban development.

### **LAFCO Policy 2.3. Discouraging Urban Sprawl**

The proposed annexation represents a logical alignment of the district boundary and the boundary will become coterminous. This project will have no effect on growth and development in the CSA #20 area.

### **LAFCO Policy 2.4. Environmental Consequences (CEQA)**

Under the California Environmental Quality Act, this project is categorically exempt.

### **LAFCO Policy 2.5. Balancing Jobs and Housing**

The proposed project will provide no new housing or additional jobs in the area.

### **LAFCO Policy 2.6. Compact Urban Form and Infill Development Encouraged**

N/A

**LAFCO Policy 2.7. Public Accessibility and Accountability**

The Lake County Special Districts' Board of Directors (Board of Supervisors) holds regular public meetings. The Directors are elected and are accountable to the voters. The CSA has a Board of Supervisor's appointed advisory committee.

**LAFCO Policy 2.8. Adequate Services**

The CSA has the ability to serve domestic water for one dwelling within the annexation territory.

**LAFCO Policy 2.9. Efficient Services**

Efficient services will be promoted since the CSA boundary will coincide with water system infrastructure.

**LAFCO Policy 2.10. Community Impacts**

N/A

**LAFCO Policy 2.11. Conformance With General and Specific Plans**

The proposed project conforms to the Lake County General Plan and Zoning Ordinance.

**LAFCO Policy 2.12. Boundaries**

The boundaries of the proposed annexation are definite and no lines of assessment are split as is currently the case.

**LAFCO Policy 2.13. Revenue Neutrality**

The proposed annexation will not take revenue from any other special district or Lake County. The County approved a Property Tax exchange resolution stating no property tax base or increment will be exchanged (Resolution 2023--.28

**LAFCO Policy 2.14. Agricultural and Open Space Land Conservation**

As noted in Lake LAFCO's Policies, "Among LAFCO's core purposes are preservation of open space and prime agricultural land. (Policy 2.14.) The policy goes on to state that the Commission will exercise its powers to conserve prime agricultural ("ag") land as defined in Section 56064 of the Government Code." This annexation will not impact agricultural lands.

The proposed annexation is prime agricultural land, however, the zoning prohibits growth beyond the one dwelling to be service and no agricultural land use will be affected.

**LAFCO Policy 2.15. Need for Services**

The residents of the single family home in the annexation area need the service provided.

**LAFCO Policy 2.16. Exceptions**

No exceptions to the Lake LAFCO policies are requested. The proposed annexation conforms to the Lake LAFCO policies.

**C. LAFCO POLICIES REGARDING ANNEXATIONS**

Lake LAFCO has adopted the following policies regarding annexations:

**LAFCO POLICY 4.1.a) Consistency with LAFCO Policies.**

The proposed annexation is consistent with Lake LAFCO policies.

**LAFCO POLICY 4.1.b) Consistency with Spheres and Master Service Element.**

The annexation is consistent with the Sphere of Influence, as amended

**LAFCO POLICY 4.1.c) Plan for Services Required.**

The plan for services is to provide one domestic water connection to the Soda Bay CSA water system.

**LAFCO POLICY 4.1.d) Contiguity.**

The CSA law does not require contiguity.

**LAFCO POLICY 4.1.e) Piecemeal Annexation Prohibited.**

N/A

**LAFCO POLICY 4.1.f) Annexations to Eliminate Islands.**

N/A

**LAFCO POLICY 4.1.g) Annexations that Create Islands.**

The proposed annexation does not eliminate or create islands.

**LAFCO POLICY 4.1.h) Service Requirements.**

The CSA is able to provide domestic water services to the annexation area.

**LAFCO POLICY 4.1.i) Adverse Impact of Annexation on other Agencies or Service Recipients.**

The proposed annexation will have no adverse impact on other agencies or existing service recipients. The CSA provides domestic water services to the community of Soda Bay, and the Kelseyville County Fire Protection District that provides fire protection and EMS services in the Soda Bay Area.

**LAFCO POLICY 4.2. Determination of the Most Efficient Service Provider**

The CSA #20 is the most efficient domestic water service provider for services in this area.

**LAFCO POLICY 4.2.a) Optimum Combination of Service and Cost.**

The CSA is the most efficient provider of services in this area.

**LAFCO POLICY 4.2.b) "Affected Population" Defined.**

This policy states the following:

*For purposes of this standard, "affected population," means any of the following:*

- i) The population, which inhabits or will inhabit the area to be annexed.*
- ii) The population already being served by the annexing agency.*
- iii) The population of existing or potential alternative service providers.*

There is no affected population because the area to be annexed is uninhabited. The population already being served by the CSA will not be adversely affected in any way from this annexation nor will the population of other service providers.

**LAFCO POLICY 4.2.c) Factors to Be Considered.**

There are six factors to be considered and the proposed annexation meets all of these factors as follows:

- i) The territory is physically accessible to CSA #20.
- ii) CSA #20 has the resources to provide the services including financial resources.
- iii) CSA #20 has historically been a good service provider to the residents.
- iv) CSA #20 is the appropriate service provider and the Board of Directors will be accountable to the voters.
- v) The legislative policy of the Cortese-Knox-Hertzberg Act favors a single multi-service provider and in this case CSA #20 is the best provider of the required service.
- vi) There will be no adverse effect on other service providers and there is no other service provider for these specific services.

**LAFCO POLICY 4.2.d) LAFCO Responsibility for Determination.**

This policy states that "LAFCO shall determine the most efficient overall service provider or combination of providers, not the affected agencies."

Although there are many service providers in Lake LAFCO has determined that the most efficient way to provide for these services is to use County Service Areas. The proposed annexation is a logical and efficient way to provide for domestic water service.

**V. Comments from the public and public agencies.**

None received

**VI. ALTERNATIVE ACTIONS BY THE COMMISSION**

None are suggested.

**VII. Staff Recommendations**

Staff recommends the Commission approve a minor Sphere of Influence amendment for this annexation (LAFCO Project 2022-01) by adopting Resolution 2022-0001.

Staff recommends the Commission approve this annexation (LAFCO Project 2022-0001) by adopting Resolution 2022-0002.

Respectfully Submitted,

John Benoit,  
Executive Officer

**Attachments:**

Attachment #1 Resolution approving a Sphere of Influence Amendment for CSA #20

Attachment #2 Resolution approving the annexation

Attachment #3, Notice of Exemption

**Resolution # 2023-0003**

**LAKE LOCAL AGENCY FORMATION  
STATE OF CALIFORNIA**

A Resolution Making Determinations and Approving the annexation of 24.5 acres to CSA 20 –Soda Bay : LAFCO File 2022-01-Dorn Annex to CSA 20

**WHEREAS**, Nellie Dorn has filed an application to annex 24.5 acres into the CSA 20 known as LAFCO File 2022-01, the Dorn Annexation to CSA 20. This property is described and depicted in Exhibits “A” and “B”, attached hereto and incorporated herein and filed with the Executive Officer of the Local Agency Formation Commission of Lake County pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 *et seq* of the Government Code); and

**WHEREAS**, said formation of the CSA 20 was approved to domestic water and other services permitted by Section 25209.3 *et. seq.* of the Government Code known as the County Service Area law; and

**WHEREAS**, the Board of Supervisors acting as the Board of Directors for CSA 20 Soda Bay and as the lead agency pursuant to the California Environmental Quality Act (CEQA) has made an environmental determination for this annexation and found that this project is categorically exempt under the provisions of the California Environmental Quality Act; and

**WHEREAS**, the Executive Officer has provided notice of this hearing as described under Government Code Sections 56151 through 56159; and

**WHEREAS**, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed his report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered; and

**WHEREAS**, the Lake County Board of Supervisors adopted Resolution 2023-28 on March 14, 2023 pertaining to the Tax Revenue Exchange for this annexation; and

**WHEREAS**, this Commission has considered the application, the report of the Executive Officer, the County’s environmental documentation and determination, applicable General and Specific Plans, LAFCO’s policies and each of the factors required by Government Code Section 56668 to be considered in the review of a proposal; and

**WHEREAS**, information satisfactory to this Commission has been presented that all the owners of land and registered voters within the affected territory have been given notice for this proposal in accordance with Government Code Section 56663(d); and

**WHEREAS**, all interested parties and proponents of the proposal were heard at a public hearing regarding the Sphere of Influence held on May 17, 2023.

**WHEREAS**, it is desired that the proposed annexation of 24.5-acres to CSA 20 be subject to terms and conditions as follows:

**NOW, THEREFORE IT IS HEREBY RESOLVED, DETERMINED AND ORDERED** by the Lake County Local Agency Formation Commission as follows:

1. The foregoing recitals are true and correct.
2. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have been given notice regarding this annexation to CSA 20 Soda Bay .
3. In reviewing this application, the Commission finds that there will not be a duplication of other powers provided by any other special district.
4. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
5. The LAFCO Executive Officer's Staff Report including attachments and recommendations for approval of the proposal are hereby incorporated by reference and hereby adopted.
6. The boundary description and map, if rejected by the State Board of Equalization or amended by LAFCO, shall be revised at the expense of the applicant. The applicant shall be responsible for any associated costs.
7. 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" Boundary Description and "B" Map attached hereto and by this reference incorporated herein subject to the terms and conditions included.
8. As stated in the LAFCO Staff Report of May 17, 2023, the amount of base property tax and tax increment transferred shall be in accordance with Lake County Resolution 2023-028 attached hereto as Exhibit "C".
9. Said reorganization territory is found to be uninhabited (less than 12 registered voters).
10. The subject proposal is assigned the following short form designation: **CSA 20 Dorn Annexation (LAFCO File 2022-01)**.
11. The boundaries of the affected territory are found to be definite and certain.
12. The application for this annexation of 24.5-acres to CSA 20 is hereby approved to provide domestic water service to serve one single family dwelling and no other services currently being provided by CSA 20 within the territory.

13. Further protest proceedings are waived and the Commission orders the reorganization of CSA 20 pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal and 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 CSA 20 without notice and election.
14. All CSA 20 previously authorized assessments, taxes, fees and charges shall apply to the annexed territory upon recordation of the Certificate of Completion.
15. All LAFCO, Lake County, Lafco 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 agency prior to filing the Certificate of Completion.
16. Two large blueprint copies and two 8 1/2 x 11 reductions of all maps along with two copies of the final boundary description and PDF copies of the final Map and Boundary Description shall be submitted to LAFCO prior to recordation of the Certificate of Completion. All maps and descriptions shall be wet-stamped.
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 Executive Officer of this Commission is instructed to transmit a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.
19. The Commission has reviewed and considered the information contained in the Notice of Exemption prepared for the Dorn Annexation to CSA 20 and hereby adopts the Notice of Exemption.
20. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.



21. 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.

**PASSED AND ADOPTED** at a regular meeting of the Local Agency Formation Commission of the County of Lake, State of California, on the 17<sup>th</sup> of May 2023 by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

\_\_\_\_\_  
Bruno Sabatier, Chair Local Agency  
Formation Commission

LAKE LOCAL AGENCY  
FORMATION COMMISSION  
ATTEST:

\_\_\_\_\_  
JOHN BENOIT  
Executive Officer

EXHIBIT "A"

LAKE COUNTY LAFCO FILE 2022-0001

ANNEXATION TO THE LAKE COUNTY SERVICE AREA # 20 SODA BAY WATER DISTRICT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.B. & M., AS DESCRIBED IN DOCUMENT NUMBER 2009005792 OF OFFICIAL RECORDS OF SAID LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE U.S. MEANDER LINE OF CLEAR LAKE ON THE NORTHEASTERLY LINE OF LOT 1 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.M., THAT IS NORTH 58° WEST 250 FEET FROM THE POINT OF INTERSECTION OF SAID MEANDER LINE WITH THE COURSE AND DISTANCE GIVEN AS "NORTH 17° 22' EAST 391.53 FEET, MORE OR LESS, TO THE LOW WATER LINE OF CLEAR LAKE", IN THAT CERTAIN DEED FROM THE COUNTY OF LAKE, TO THE STATE OF CALIFORNIA, DATED JULY 26, 1948, OF RECORD IN BOOK 201 OF OFFICIAL RECORDS OF LAKE COUNTY AT PAGE 336;

L1) THENCE SOUTH TO THE CENTER OF THE COUNTY ROAD COMMONLY KNOWN AS SODA BAY ROAD;

THENCE WESTERLY, ALONG THE CENTER OF SAID SODA BAY ROAD, TO THE EASTERLY LINE OF THAT PORTION OF LOT 2 OF SAID SECTION 1, CONVEYED BY SAID DEED FROM THE COUNTY OF LAKE TO THE STATE OF CALIFORNIA;

THENCE, ALONG THE BOUNDARY LINE OF SAID TRACT SO CONVEYED TO THE STATE OF CALIFORNIA THE FOLLOWING COURSES AND DISTANCES:

L2) THENCE NORTH 82°25' WEST 231.45 FEET;

L3) THENCE NORTH 82°35' WEST 103.9 FEET;

L4) THENCE SOUTH 79°56' WEST 151.43 FEET;

L5) THENCE SOUTH 56°31' WEST 137.12 FEET;

L6) THENCE SOUTH 33°16' WEST 148.35 FEET;

L7) THENCE SOUTH 03°40' WEST 214.65 FEET;

L8) THENCE SOUTH 14°12' EAST 288.39 FEET;

L9) THENCE SOUTH 68°54' EAST 546.75 FEET;

L10) THENCE SOUTH 75°02' EAST 193.10 FEET;

L11) THENCE NORTH 68°24' EAST 286.32 FEET;

L12) THENCE NORTH 11°49' EAST 323.2 FEET;

(CONT.)

L13) THENCE NORTH 12°53' EAST 118.4 FEET;

L14) THENCE NORTH 27°07' EAST 284.39 FEET;

L15) THENCE NORTH 18°02' EAST 284.15 FEET;

L16) THENCE NORTH 17° 22' EAST 391.53 FEET, MORE OR LESS, TO THE LOW WATER LINE OF CLEAR LAKE;

L17) THENCE NORTHWESTERLY, ALONG SAID LOW WATER LINE, 250 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 17°22' EAST OF THE POINT OF BEGINNING; THENCE SOUTH 17°22' WEST TO THE **POINT OF BEGINNING**.

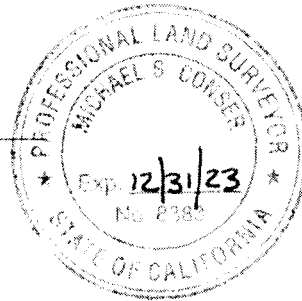
CONTAINING 24.5 +/- ACRES (ASSESSED IS 23.4 ACRES)

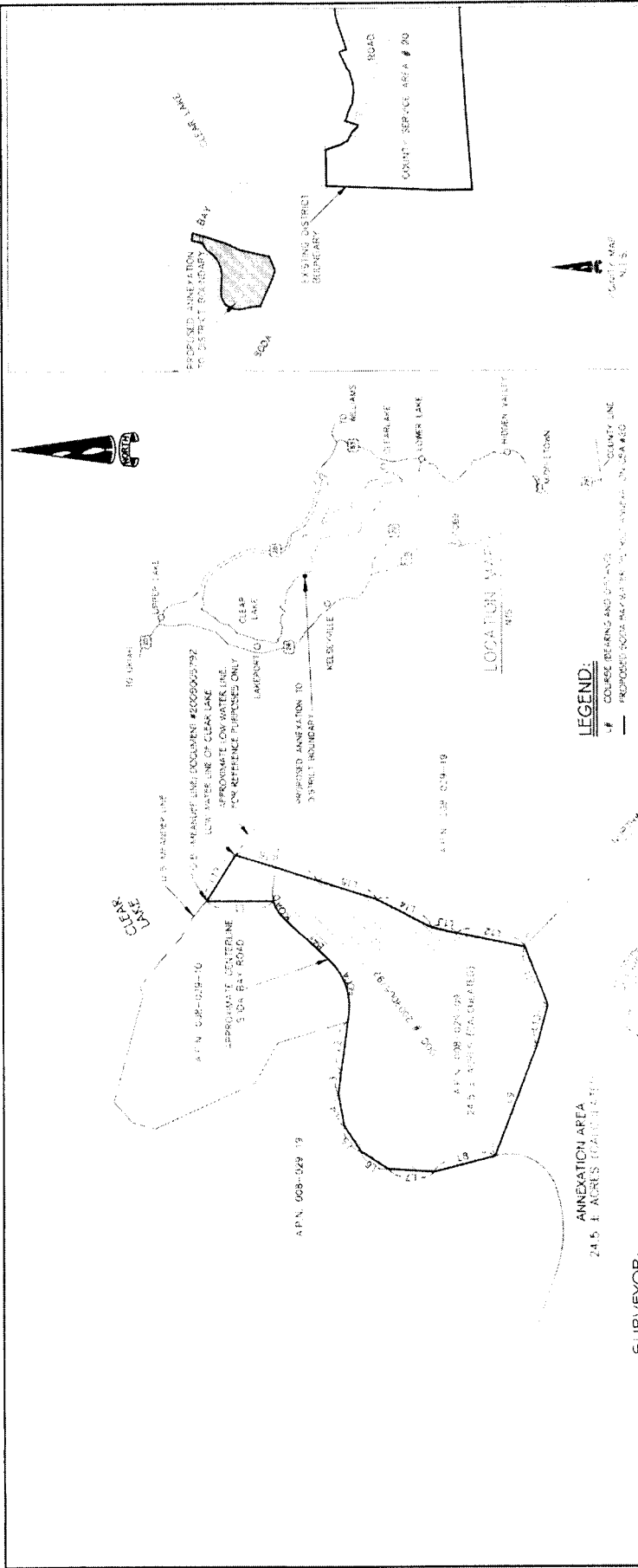
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N. 008-029-09

  
MICHAEL S. CONSER, LS 8383

DATE: 2/1/23





**SURVEYOR:**  
MICHAEL S. CONNER, U.S. 25897

**ANNEXATION AREA**  
24.5 ± ACRES (LOCALITY MAP # 20)

**LEGEND (CONT.):**  
--- PROPOSED ANNEXATION TO THE SODA BAY WATER DISTRICT CSA #20

**LEGEND:**  
--- COURSE BEARING AND DISTANCE  
--- PROPOSED ANNEXATION TO LOCALITY MAP # 20

**LEGEND (CONT.):**  
--- PROPERTY OF BEGINNING

**LEGEND (CONT.):**  
--- PROPOSED ANNEXATION TO THE SODA BAY WATER DISTRICT CSA #20

**DISCLAIMER:**  
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE BOUNDARIES AND DISTANCES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD NOT BE USED AS A BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

**LOCALITY MAP # 20**  
SODA BAY WATER DISTRICT  
ANNEXATION TO COUNTY SERVICE AREA # 20

**LOCALITY MAP # 20**  
SODA BAY WATER DISTRICT  
ANNEXATION TO COUNTY SERVICE AREA # 20

LINE	BEARING	LENGTH
1	S 89° 15' 00" W	300.00
2	S 89° 15' 00" W	231.45
3	S 89° 15' 00" W	103.90
4	S 89° 15' 00" W	37.15
5	S 89° 15' 00" W	148.15
6	S 89° 15' 00" W	214.05
7	S 89° 15' 00" W	228.75
8	S 89° 15' 00" W	146.75
9	S 89° 15' 00" W	103.15
10	S 89° 15' 00" W	37.15
11	S 89° 15' 00" W	148.15
12	S 89° 15' 00" W	214.05
13	S 89° 15' 00" W	228.75
14	S 89° 15' 00" W	146.75
15	S 89° 15' 00" W	103.15
16	S 89° 15' 00" W	37.15
17	S 89° 15' 00" W	148.15
18	S 89° 15' 00" W	214.05
19	S 89° 15' 00" W	228.75
20	S 89° 15' 00" W	146.75
21	S 89° 15' 00" W	103.15
22	S 89° 15' 00" W	37.15
23	S 89° 15' 00" W	148.15
24	S 89° 15' 00" W	214.05
25	S 89° 15' 00" W	228.75
26	S 89° 15' 00" W	146.75
27	S 89° 15' 00" W	103.15
28	S 89° 15' 00" W	37.15
29	S 89° 15' 00" W	148.15
30	S 89° 15' 00" W	214.05
31	S 89° 15' 00" W	228.75
32	S 89° 15' 00" W	146.75
33	S 89° 15' 00" W	103.15
34	S 89° 15' 00" W	37.15
35	S 89° 15' 00" W	148.15
36	S 89° 15' 00" W	214.05
37	S 89° 15' 00" W	228.75
38	S 89° 15' 00" W	146.75
39	S 89° 15' 00" W	103.15
40	S 89° 15' 00" W	37.15
41	S 89° 15' 00" W	148.15
42	S 89° 15' 00" W	214.05
43	S 89° 15' 00" W	228.75
44	S 89° 15' 00" W	146.75
45	S 89° 15' 00" W	103.15
46	S 89° 15' 00" W	37.15
47	S 89° 15' 00" W	148.15
48	S 89° 15' 00" W	214.05
49	S 89° 15' 00" W	228.75
50	S 89° 15' 00" W	146.75
51	S 89° 15' 00" W	103.15
52	S 89° 15' 00" W	37.15
53	S 89° 15' 00" W	148.15
54	S 89° 15' 00" W	214.05
55	S 89° 15' 00" W	228.75
56	S 89° 15' 00" W	146.75
57	S 89° 15' 00" W	103.15
58	S 89° 15' 00" W	37.15
59	S 89° 15' 00" W	148.15
60	S 89° 15' 00" W	214.05
61	S 89° 15' 00" W	228.75
62	S 89° 15' 00" W	146.75
63	S 89° 15' 00" W	103.15
64	S 89° 15' 00" W	37.15
65	S 89° 15' 00" W	148.15
66	S 89° 15' 00" W	214.05
67	S 89° 15' 00" W	228.75
68	S 89° 15' 00" W	146.75
69	S 89° 15' 00" W	103.15
70	S 89° 15' 00" W	37.15
71	S 89° 15' 00" W	148.15
72	S 89° 15' 00" W	214.05
73	S 89° 15' 00" W	228.75
74	S 89° 15' 00" W	146.75
75	S 89° 15' 00" W	103.15
76	S 89° 15' 00" W	37.15
77	S 89° 15' 00" W	148.15
78	S 89° 15' 00" W	214.05
79	S 89° 15' 00" W	228.75
80	S 89° 15' 00" W	146.75
81	S 89° 15' 00" W	103.15
82	S 89° 15' 00" W	37.15
83	S 89° 15' 00" W	148.15
84	S 89° 15' 00" W	214.05
85	S 89° 15' 00" W	228.75
86	S 89° 15' 00" W	146.75
87	S 89° 15' 00" W	103.15
88	S 89° 15' 00" W	37.15
89	S 89° 15' 00" W	148.15
90	S 89° 15' 00" W	214.05
91	S 89° 15' 00" W	228.75
92	S 89° 15' 00" W	146.75
93	S 89° 15' 00" W	103.15
94	S 89° 15' 00" W	37.15
95	S 89° 15' 00" W	148.15
96	S 89° 15' 00" W	214.05
97	S 89° 15' 00" W	228.75
98	S 89° 15' 00" W	146.75
99	S 89° 15' 00" W	103.15
100	S 89° 15' 00" W	37.15

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 300 ft.

**EXHIBIT 'B'**  
FOR  
ANNEXATION TO COUNTY SERVICE AREA # 20

**LOCALITY MAP # 20**  
SODA BAY WATER DISTRICT  
ANNEXATION TO COUNTY SERVICE AREA # 20

**LOCALITY MAP # 20**  
SODA BAY WATER DISTRICT  
ANNEXATION TO COUNTY SERVICE AREA # 20

**LOCALITY MAP # 20**  
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**LOCALITY MAP # 20**  
SODA BAY WATER DISTRICT  
ANNEXATION TO COUNTY SERVICE AREA # 20

**BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**

**RESOLUTION NO. 2023-28**

**RESOLUTION PERTAINING TO TAX REVENUE EXCHANGE FOR  
ANNEXATION TO CSA #20 – Soda Bay Water  
(ANNEXATION – LAFCO PROJECT #2022-0001)**

WHEREAS, Section 99 of the Revenue and Taxation Code requires, before the LAFCO Executive Officer issues a certification of filing for a proposed jurisdictional change, known as the Dorn Annexation, that an exchange of property tax revenue be negotiated between the affected agencies; and

WHEREAS, a proposed jurisdictional change has been filed with the LAFCO Executive Officer to annex certain properties (APN 008-029-090) to the CSA #20 – Soda Bay Water, with the LAFCO short form designation for such proposal being LAFCO Project #2022-0001.

NOW, THEREFORE BE IT RESOLVED, that

- 1. Upon finalization of the LAFCO Project 2022-0001 Annexation, Property tax revenues generated from within the annexed area shall be allocated as follows:

Base Property Tax: The base property tax revenue currently allocated to the County General fund and all local taxing entities shall not be changed as a result of this annexation.

Future Property Tax: The future property tax increment allocated to the County General Fund and all local taxing entities shall not be changed as a result of this annexation.

- 2. The Clerk of the Board is directed to file a certified copy of this Resolution with the State Board of Equalization, the Auditor-Controller of the County of Lake, and the LAFCO Executive Officer.

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