

Lake Local Agency Formation Commission

Regular Meeting Agenda

Wednesday July 20, 2022 -- 9:30 am

This will be a Physical Meeting at the City Council Chambers in Clearlake
(A Zoom option is available for the public)

City of Lakeport – City Council Chambers

225 Park Street Lakeport, California

Website: www.lakelafco.org

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

In person meeting: Required for all Commissioners.

Zoom meeting for public: LAFCo has decided to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

Oral public comments will be subject to a three-minute time limitation indicated below.

The complete agenda, including backup materials and materials related to items on this Agenda submitted to the Commission after distribution of the Agenda Packet, is available for public inspection on the Lake LAFCo website. Agenda materials are also available on the Lake LAFCO website at www.lakelafco.org

Zoom Meeting Information:

Topic: Lake LAFCO

Time: Jul 20, 2022 09:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87368497570?pwd=ZjRBUDVzVFB1YXkxUDBEeDE4YW5NUT09>

Meeting ID: 873 6849 7570

Passcode: 155433

One tap mobile

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*+16699006833,,87368497570#,,,,*155433# US (San Jose)*

Dial by your location

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Meeting ID: 873 6849 7570

Passcode: 155433

Find your local number: <https://us02web.zoom.us/j/kcJMdX4TMp>

If you have any problems dialing in call LAFCo at (707) 592-7528

This meeting is also being agendized to allow staff and the public to participate via teleconference, pursuant to the Governor's Executive Orders. These Executive Orders authorize local legislative bodies to hold a public meeting via teleconference or other electronic means and to make public meetings accessible to telephonically to all members of the public and staff in effort to observe Social Distancing Recommendations in effect for the entire country.

"Lake LAFCo oversees orderly development and protects natural resources and agricultural lands"

Commissioners

Commission Alternate Members

Dirk Slooten, (City)

Vacant (Spec. District Alternate)

Stan Archacki, (Special Dist.)

Suzanne Lyons (Public Alternate)

Jim Scholz (Special District)

Vacant (County Alternate)

Ed Robey, (Public Member)

Ken Parlet (City Alternate)

Moke Simon, (County)

Bruno Sabatier Chair (County)

Stacey Mattina Vice Chair (City)

Staff

John Benoit, Executive Officer

P. Scott Browne, Legal Counsel

Kathleen Moran, Clerk-Analyst

- 1. Call to Order – Roll Call**
- 2. Election of the Chair and Vice-Chair for Fiscal Year 2022-2023**
 - a) *Election of the Chair*
 - b) *Election of the Vice-Chair*
- 3. Approval of Minutes – May 18, 2022**
Action: Approve May 18, 2022 minutes
- 4. 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.

5. Consent Agenda

- a. *Review and authorize payment of expenses for May and June 2022.*
- b. *Renew authorization by adopting Resolution 2022-0010 for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.*

ACTION ITEMS:

6. Consider Resolution 2022-0011 adopting an impartial analysis for the South Lakeport Annexation

- a. *Consider Resolution 2022-0011 – Adopting an impartial analysis for the South Lakeport Annexation.*

7. Workshop regarding LAFCo Bylaws Update

- a) *Discuss and Review draft changes to LAFCo's Bylaws*

8. Calafco Conference Matters:

- a. *Consider nomination of a City Member or a Public Member for the Calafco Board of Directors*
- b. *Consider Attendance at the Calafco Annual conference in Santa Ana – Oct 19-21st*
- c. *Designate voting delegate and alternate to represent and vote on behalf of LAFCo at the Calafco Annual Conference*
- d. *Calafco Achievement Awards Nominations.*

9. Executive Officer' s report.

- a. *Upper Lake area MTBE (Methyl tert-butyl ether) Drinking Water Contamination – no further progress has been made*
- b. *Status of Special District Members and Alternate due to expiring terms of office.*
- c. *Lower Lake CWD MSR*
- d. *LAFCo Projects*
- e. *SB 938 – Protest proceedings signed by the Governor*

10. LAFCo Counsel's report

11. 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.

12 Correspondence: None

**13. Adjourn to LAFCO's next regular meeting: Wednesday September 21, 2022
9:30 AM in Clearlake**

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:

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 area 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 j.benoit4@icloud.com. Agenda packets are located on the Lake LAFCO Webpage at www.lakelafco.org

LAKE LOCAL AGENCY FORMATION COMMISSION
Minutes
May 18, 2022

Members Participating

Bruno Sabatier, Chair, County Member
Stacey Mattina, Vice-Chair, City Member
Ed Robey, Public Member
Moke Simon, County Member
Stan Archacki, Special Districts
Jim Scholz, Special Districts
Dirk Slooten, City Member
Victoria Brandon, Special District Alternate

Staff Participating

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

Chairman Sabatier called meeting to order at 9:43 a.m. in the City Council Chambers, City of Clearlake. This meeting was conducted in person with teleconference and Zoom options available.

Commissioner Scholz requested that the Minutes of March 30 be amended to reflect that he did not vote on Resolution No. 2022-0004 as he had to leave the meeting prior to the vote.

Commissioner Slooten stated that he was not present for the March 16, 2022 meeting and will abstain on the vote for approval.

Approval of Minutes - Motion by Commissioner Scholz, seconded by Commissioner Robey to approve the Minutes of the March 16, 2022 Regular Meeting as presented and, the March 30, 2022 Special Meeting, as amended. Motion carried by the following vote:

AYES: Commissioners Mattina, Archacki, Sabatier, Scholz, Robey and Simon.

NOES: None.

ABSTAIN: Commissioner Slooten.

ABSENT: None.

Chair declared time for Period of Public Comment. None were heard.

Consent Agenda - Motion by Commissioner Mattina, seconded by Commissioner Robey to approve Consent Agenda items as follows:

- a. Authorize payment of expenses for March and April 2022.
- b. Adopt Resolution 2022-0009 - A Resolution of the Lake LAFCo Authorizing a remote Teleconference Meeting of the Commission Pursuant to Government Code Section 54953(e) and authorize the Chairman to sign. Motion carried by the following vote:

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

NOES: None.

ABSENT: None.

Agenda Item #5 Consideration of Resolution 2022-0006 containing the results of the South Lakeport Annexation Protest Proceeding and requesting the City to Conduct an Election

Mr. Benoit presented the results of the Protest Hearing held on March 30, 2022. A sufficient number of protests were received to cause an election to be held.

Discussion was held on the voting process with clarification provided by Mr. Browne and Mr. Benoit that the election would be by registered voters of the territory in accordance with the Government Code and the Elections Code.

Discussion was held on the method determining the number of registered voters in the territory which was presented as 18 registered voters. Mr. Ingram and Mr. Benoit stated that the number of registered voters was obtained from the County Elections Department and are the most current.

Mr. Ingram stated that the City has concerns with the proposed Resolution as to sufficiency of language and that additions are required, i.e., the Resolution must reference a legal description of the territory, contain the full ballot text, and state the vote requirement.

Further discussion was held on the question of the current state of the voter list, which Mr. Benoit confirmed is the number is the most recent information obtained from the County Elections Department.

10:19 a.m. Due to the time sensitive nature of the matter the Chair declared a recess in order that Counsel and Mr. Benoit make the necessary revisions in order that the Resolution be acted upon today.

11:10 a.m. Chair called meeting to order with all Commissioners present. Chairman Sabatier requested the Commission move forward with Agenda Item #6 while the revisions on the proposed resolution are being completed.

Agenda Item #6 Public Hearing - Lake LAFCo Final Budget FY 2022-23

Mr. Benoit reviewed the Budget Report, requests and justifications, he noted that the Final Budget includes a Service Review and Sphere of Influence Work Plan.

Brief discussion was held. Chair asked for public comment. None offered. Chair closed Public Hearing and called for the question.

Motion by Commissioner Mattina seconded by Commissioner Robey to adopt Resolution No. 2022-0007, A Resolution of Lake Local Agency Formation Commission Adopting a Final Budget for FY 2022-2023 and authorize the Chair to sign. Resolution passed adopted by the following vote:

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

NOES: None.

ABSENT: None.

Agenda Item #7 Consider Resolution 2022-0008, A Resolution Authorizing an Increase in Meeting Stipends for LAFCo Commissioners

Motion by Commissioner Robey, seconded by Commissioner Slooten to adopt Resolution No. 2022-0008, A Resolution of Lake Local Agency Formation Commission Amending the Amount of Commissioner Meeting Stipends, effective July 2022, and authorize the Chair to sign. Resolution passed and adopted by the following vote:

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

NOES: None.

ABSENT: None.

Agenda Item # 8. Consider Contract Amendments for LAFCo Staff and Counsel

a) Motion by Commissioner Simon, seconded by Commissioner Robey to approve Sixth Amendment for Agreement for Legal Services between the Lake Local Agency Formation Commission, a public agency, and P. Scott Browne, Attorney at law, and authorize the Chair to sign. Motion carried by the following vote:

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

NOES: None.

ABSENT: None.

b) Motion by Commissioner Simon, seconded by Commissioner Mattina to approve Seventh Amendment to Agreement for the Provision of Staff Services between the Lake Local Agency Formation Commission, a public agency, and John Benoit, Contractor, and authorize the Chair to sign. Motion carried by the following vote:

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

NOES: None.

ABSENT: None.

Agenda Item #9 Executive Officer's Report

- a) Upper Lake Area MTBE Drinking Water Contamination, continuing meetings and reports to District.
- b) Special District Member and Alternate Recruitment, terms expiring and Nominations are being sought. Recruitment Flyer in Agenda Packet. Nominations due by May 30.

Item #10 Counsel's Report. None at this time.

Item #11 Commissioner Reports. None.

11:41 a.m. Chair stated that Resolution 2022-0006, a Resolution Making Determinations and Approving the Proposed South Lakeport Annexation, subject to confirmation of the registered voters, has been amended to include the necessary information and text. Chair read the revised Resolution aloud.

Mr. Ingram stated that the revisions are satisfactory.

Motion by Commissioner Mattina, seconded by Commissioner Robey to adopt Resolution No. 2022-0006, A Resolution Making Determinations and Approving the Proposed South Lakeport Annexation Subject to Confirmation of the Registered Voters and authorize the Chair to sign. Resolution passed and adopted by the following vote:

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

NOES: None.

ABSENT: None.

A complete copy of the revised Resolution is attached to and made a part of the Minutes.

Meeting adjourned at 11:48 a.m.

Next Regular Meeting: Wednesday July 20, 2022 at 9:30 a.m. in Lakeport.

By: Kathleen Moran, Clerk

Resolution 2022-0006

Lake LAFCo

A Resolution Making Determinations and Approving the Proposed South Lakeport Annexation subject to confirmation of the registered voters

WHEREAS, on August 13, 2022 a Resolution of Application (City of Lakeport Resolution 2725 (2019)) was adopted and subsequently submitted to the Lake Local Agency Formation Commission (LAFCo) by the City of Lakeport requesting an annexation of territory including 136.78 acres more or less to the City, and said application complied with all the requirements of law and the Commission; and,

WHEREAS, on March 16, 2022 Lake LAFCo held a duly noticed public hearing and later on March 30, 2022 Lake LAFCo approved this annexation subject to terms and conditions and adopted LAFCo Resolution 2022-0004; and,

WHEREAS, Included in adopted Resolution 2022-0004; Lake LAFCo adopted Term and Condition #11 as follows: 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.; and,

WHEREAS, on April 13, 2022, LAFCo gave notice of a protest hearing to be conducted on Friday May 6, 2022 to receive written protest against the City of Lakeport annexing 136.78 acres more or less; and

WHEREAS, Written protests were received by LAFCo up to 11:15 am on Friday May 6, 2022 and were delivered to the Lake County Registrar of Voters and the Lake County Assessor on Monday May 9, 2022; and,

WHEREAS, on May 11, 2022, the results of the written protests received were provided to Lake LAFCo and are attached as Exhibit "C" to this resolution.

NOW, THEREFORE, the Lake Local Agency Formation Commission determines the following:

- A. The Commission is taking action pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Sections 56000 et.seq. of the Government Code

- B. The territory includes 18 registered voters and is found to be inhabited (having 12 or more registered voters) as defined in §56046 of the Government Code. The Territory contains 50 landowners with a total assessed value of \$26,661,753
- C. LAFCo received 4 valid voters and 3 invalid voters as included in Exhibit "A", which is less than the 25% threshold needed for Registered Voters.
- D. From the Assessor, LAFCo received 18 landowner protests with a valuation of \$9,618,750 which is 36 percent of the landowners and 36 percent of the assessed value which requires an election.
- D. As stated in Gov. Code 57075 for inhabited territory if at least 25% of the registered voters protest or 25% of the number of landowners who also own 25% of the assessed value of land within the affected territory, then an election shall be held to approve the Annexation.

NOW THEREFORE, the Lake Local Agency Formation Commission determines the following:

1. Due to Landowner protests, this proposal is approved subject to confirmation of the voters and upon the terms and conditions stated in Resolution 2022-0004 of the Lake Local Agency Formation Commission.
2. The City of Lakeport is hereby requested to conduct an election for this annexation and provide LAFCo with the certified results.
3. The election shall be conducted by the City of Lakeport in accordance with the requirements of the Cortese-Knox Act and the California Elections Code. The required vote for approval shall be more than 50% of the valid registered voter votes cast in the election. The vote may be conducted by written mailed ballot if not consolidated with a general election.
4. The question to be presented to the voters shall be: "Shall the order adopted on March 30, 2022 by the Local Agency Formation Commission of Lake County ordering the annexation to the City of Lakeport of the territory described in that order and designated "City of Lakeport Annexation to the City of Lakeport (LAFCo file 2019-0006) (South Lakeport Annexation)" be confirmed.
5. LAFCo shall not record the Certificate of Completion until the annexation is approved by the registered voters and all terms and conditions stated in Resolution 2022-0004 are satisfied.

PASSED AND ADOPTED at a regular meeting of the Lake Local Agency Formation Commission, on the 18th day of May 2022, by the following vote:


Archacki, Mattina, Simon, Robey, Scholz, Slooten & Sabatier

AYES:

NOES:

ABSENT:

ABSTAIN:



Bruno Sabatier, Chair
LAKE LOCAL AGENCY FORMATION
COMMISSION

ATTEST:



John Benoit, Executive Officer

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

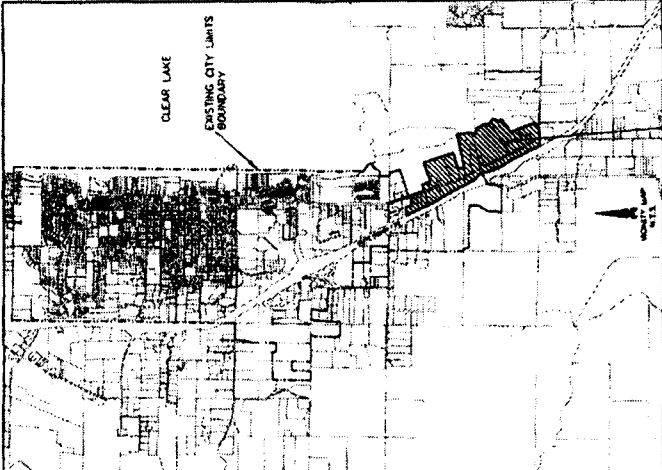
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

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:

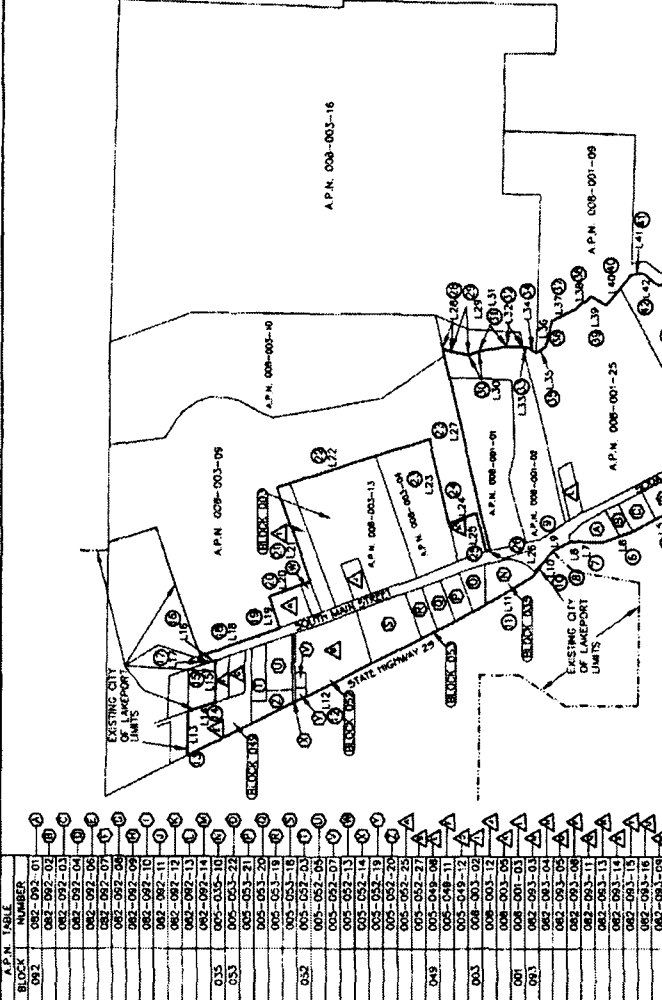




LINE	BEARING	LENGTH
L1	N25°34'49" W	51.85
L2	N72°14'52" W	780.74
L3	N72°14'52" W	780.74
L4	N20°31'53" W	270.42
L5	N27°17'35" W	478.08
L6	N27°17'35" W	478.08
L7	N01°17'06" E	232.92
L8	N28°43'34" W	64.74
L9	N28°43'34" W	64.74
L10	N28°43'34" W	64.74
L11	N28°43'34" W	64.74
L12	N28°43'34" W	64.74
L13	N28°43'34" W	64.74
L14	N28°43'34" W	64.74
L15	N28°43'34" W	64.74
L16	N28°43'34" W	64.74
L17	N28°43'34" W	64.74
L18	N28°43'34" W	64.74
L19	N28°43'34" W	64.74
L20	N28°43'34" W	64.74
L21	N28°43'34" W	64.74
L22	N28°43'34" W	64.74
L23	N28°43'34" W	64.74
L24	N28°43'34" W	64.74
L25	N28°43'34" W	64.74
L26	N28°43'34" W	64.74
L27	N28°43'34" W	64.74
L28	N28°43'34" W	64.74
L29	N28°43'34" W	64.74
L30	N28°43'34" W	64.74
L31	N28°43'34" W	64.74
L32	N28°43'34" W	64.74
L33	N28°43'34" W	64.74
L34	N28°43'34" W	64.74
L35	N28°43'34" W	64.74
L36	N28°43'34" W	64.74
L37	N28°43'34" W	64.74
L38	N28°43'34" W	64.74
L39	N28°43'34" W	64.74
L40	N28°43'34" W	64.74
L41	N28°43'34" W	64.74
L42	N28°43'34" W	64.74
L43	N28°43'34" W	64.74
L44	N28°43'34" W	64.74
L45	N28°43'34" W	64.74
L46	N28°43'34" W	64.74
L47	N28°43'34" W	64.74

LEGEND:
 ○ COURSE BEARING AND DISTANCE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 GEORGE 2008 DONOTES ASSESSOR'S PAGE NUMBER
 ○ Δ DONOTES ASSESSOR'S PARCEL NUMBER
 ANNEXATION AREA
 137 ± ACRES (CALCULATED)

EXHIBIT "D"
 FOR
LAFCO ANNEXATION NO. 2019-06
 SOUTH LAKESIDE ANNEXATION
 BEING PORTIONS OF SECTION 31, 1/4 N., R. 5 E. AND
 SECTION 30, 1/4 N.E. 1/4, M.D.S. E.M.
 COUNTY OF LAKE, CALIFORNIA
 JOB NO. 18-130
 125 PARK STREET
 LAKEVIEW, CALIFORNIA 95453
 PHONE (707) 263-5512
 FAX (707) 263-0465
 CHECKED C.S.
 CHECKED C.A.
 DATE 10-11-18
 SHEET NO. OF 3 SHEETS



A.P.N. NUMBER	LINE	BEARING	LENGTH
002-002-01	L1	N25°34'49" W	51.85
002-002-02	L2	N72°14'52" W	780.74
002-002-03	L3	N72°14'52" W	780.74
002-002-04	L4	N20°31'53" W	270.42
002-002-05	L5	N27°17'35" W	478.08
002-002-06	L6	N27°17'35" W	478.08
002-002-07	L7	N01°17'06" E	232.92
002-002-08	L8	N28°43'34" W	64.74
002-002-09	L9	N28°43'34" W	64.74
002-002-10	L10	N28°43'34" W	64.74
002-002-11	L11	N28°43'34" W	64.74
002-002-12	L12	N28°43'34" W	64.74
002-002-13	L13	N28°43'34" W	64.74
002-002-14	L14	N28°43'34" W	64.74
002-002-15	L15	N28°43'34" W	64.74
002-002-16	L16	N28°43'34" W	64.74
002-002-17	L17	N28°43'34" W	64.74
002-002-18	L18	N28°43'34" W	64.74
002-002-19	L19	N28°43'34" W	64.74
002-002-20	L20	N28°43'34" W	64.74
002-002-21	L21	N28°43'34" W	64.74
002-002-22	L22	N28°43'34" W	64.74
002-002-23	L23	N28°43'34" W	64.74
002-002-24	L24	N28°43'34" W	64.74
002-002-25	L25	N28°43'34" W	64.74
002-002-26	L26	N28°43'34" W	64.74
002-002-27	L27	N28°43'34" W	64.74
002-002-28	L28	N28°43'34" W	64.74
002-002-29	L29	N28°43'34" W	64.74
002-002-30	L30	N28°43'34" W	64.74
002-002-31	L31	N28°43'34" W	64.74
002-002-32	L32	N28°43'34" W	64.74
002-002-33	L33	N28°43'34" W	64.74
002-002-34	L34	N28°43'34" W	64.74
002-002-35	L35	N28°43'34" W	64.74
002-002-36	L36	N28°43'34" W	64.74
002-002-37	L37	N28°43'34" W	64.74
002-002-38	L38	N28°43'34" W	64.74
002-002-39	L39	N28°43'34" W	64.74
002-002-40	L40	N28°43'34" W	64.74
002-002-41	L41	N28°43'34" W	64.74
002-002-42	L42	N28°43'34" W	64.74
002-002-43	L43	N28°43'34" W	64.74
002-002-44	L44	N28°43'34" W	64.74
002-002-45	L45	N28°43'34" W	64.74
002-002-46	L46	N28°43'34" W	64.74
002-002-47	L47	N28°43'34" W	64.74

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 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 LAKESIDE ANNEXATION TO CITY OF LAKEPORT
 LAFCO ANNEXATION NO. 2019-06

GRAPHIC SCALE
 1 inch = 500 ft
 500 0 250 500 1000 2000
 (IN FEET)

SECTION CORNER
 104°28'00" P.O.B.
 104°28'00" P.O.C.
 104°28'00" P.O.B.
 104°28'00" P.O.C.

UNDERSHATED PARCEL
 104°28'00" P.O.B.
 104°28'00" P.O.C.

EXISTING CITY OF LAKEPORT LIMITS

STATE HIGHWAY 29

APN 008-003-16

APN 008-003-09

APN 008-001-25

APN 008-001-06

APN 008-001-08

APN 008-001-10

APN 008-001-12

APN 008-001-14

APN 008-001-16

APN 008-001-18

APN 008-001-20

APN 008-001-22

APN 008-001-24

APN 008-001-26

APN 008-001-28

APN 008-001-30

APN 008-001-32

APN 008-001-34

APN 008-001-36

APN 008-001-38

APN 008-001-40

APN 008-001-42

APN 008-001-44

APN 008-001-46

APN 008-001-48

APN 008-001-50

APN 008-001-52

APN 008-001-54

APN 008-001-56

APN 008-001-58

APN 008-001-60

APN 008-001-62

APN 008-001-64

APN 008-001-66

APN 008-001-68

APN 008-001-70

APN 008-001-72

APN 008-001-74

APN 008-001-76

APN 008-001-78

APN 008-001-80

APN 008-001-82

APN 008-001-84

APN 008-001-86

APN 008-001-88

APN 008-001-90

APN 008-001-92

APN 008-001-94

APN 008-001-96

APN 008-001-98

APN 008-001-100

Exhibit C Resolution 2022-0006 : List of Parcels and Addresses within South Lakeport Annexation Area
 LAFCO 2019-0006

	PARCEL NO.	ADDRESS	ACRES	AC. MPTS	TRA	NET VALUE	TAXROLL	PROTEST-OWNER	PROTEST-REG VOTER
1	005-035-10	2725 South Main Street	1.46	1.46	057-042	\$1,499,289			
2	005-049-08	2329 South Main Street	2.91	2.91	057-042	\$120,679			
3	005-049-11	2305 South Main Street	0.7	0.7	057-042	\$401,490			
4	005-049-12	2325 South Main Street	0.76	0.74	057-042	\$276,404			
5	005-052-03	2335 South Main Street	0.89	0.89	057-042	\$330,973		PROTEST	REG VOTER
6	005-052-05	2345 South Main Street	1.51	1.51	057-042	\$393,710			
7	005-052-07	2449 South Main Street	0.2	0.2	057-042	\$266,672			
8	005-052-13	2480 South Main Street	0.38	0.38	057-032	\$912,240			
9	005-052-19	2447 South Main Street	0.14	0.14	057-042	\$137,271		PROTEST	
10	005-052-20	2351 South Main Street	0.89	0.89	057-042	\$219,761			
11	005-052-25	2440 South Main Street	1.25	1.25	057-032	\$509,623		PROTEST	
12	005-052-27	2465 South Main Street	4.54	4.54	057-042	\$2,421,360			
13	005-053-18	2575 South Main Street	2.97	2.97	057-042	\$853,042			
14	005-053-19	2585 South Main Street	0.91	0.91	057-042	\$449,324			
15	005-053-20	2595 South Main Street	0.96	0.96	057-042	\$525,359			
16	005-053-21	2615 South Main Street	0.9	0.88	057-042	\$186,048			
17	005-053-22	2617 South Main Street	0.88	0.88	057-042	50			
18	008-001-01	2598 South Main Street	8.41	8.41	057-032	\$369,500		PROTEST	REG VOTER UNKNOWN ADDRESS
19	008-001-02	2600 South Main Street	9.1	9.1	057-032	\$1,674,502		PROTEST	
20	008-001-03	32 Soda Bay Road	0.85	0.85	057-032	\$33,234		PROTEST	REG VOTER
21	008-001-25	52 Soda Bay Road	26.12	26.12	057-032	\$2,550,000			
22	008-003-02	2510 South Main Street	2.23	2.23	057-032	\$147,746			
23	008-003-04	2570 South Main Street	7.41	7.3	057-032	\$1,376,510			
24	008-003-05	2590 South Main Street	1.43	1.43	057-032	\$1,059,763		PROTEST	REG VOTER OUTSIDE ANNEX
25	008-003-12	2530 South Main Street	0.78	0.78	057-032	\$720,260			
26	008-003-13	2550 South Main Street	12.38	12.38	057-032	\$11,322		PROTEST	
27	082-092-01	41 Soda Bay Road	1.08	1.03	057-032	\$114,857			
28	082-092-02	43 Soda Bay Road	0.51	0.49	057-032	\$402,171			
29	082-092-03	47 Soda Bay Road	0.92	0.92	057-032	\$10,292			
30	082-092-04	53 Soda Bay Road	1.61	1.19	057-032	\$160,829		PROTEST	
31	082-092-06	59 Soda Bay Road	0.82	0.82	057-032	\$215,091			
32	082-092-07	63 Soda Bay Road	1.38	1.36	057-032	\$190,279			
33	082-092-08	65 Soda Bay Road	0.75	0.73	057-032	\$131,669			
34	082-092-09	73 Soda Bay Road	0.44	0.42	057-032	\$74,011			
35	082-092-10	75 Soda Bay Road	0.56	0.53	057-032	\$316,150		PROTEST	REG VOTER OUTSIDE ANNEX
36	082-092-11	83 Soda Bay Road	0.58	0.58	057-032	\$285,730			
37	082-092-12	87 Soda Bay Road	0.61	0.61	057-032	\$194,066			
38	082-092-13	91 Soda Bay Road	0.03	0.03	057-032	\$6,432			
39	082-092-14	93 Soda Bay Road	1.34	1.24	057-032	\$611,871		PROTEST	
40	082-093-03	72 Soda Bay Road	0.99	0.87	057-032	\$406,536			
41	082-093-04	74 Soda Bay Road	0.85	0.83	057-032	\$378,885			
42	082-093-05	78 Soda Bay Road	1.9	1.95	057-032	\$393,708		PROTEST	2 REG VOTER
43	082-093-08	92 Soda Bay Road	1.77	1.89	057-032	\$1,063,027		PROTEST	
44	082-093-09	96 Soda Bay Road	1.76	1.59	057-032	\$830,722		PROTEST	
45	082-093-10	100 Soda Bay Road	3.48	3.3	057-032	\$526,841		PROTEST	
46	082-093-11	350 Sylvia Way	0.67	0.67	057-032	\$70,458		PROTEST	
47	082-093-13	82 Soda Bay Road	1.86	1.86	057-032	\$840,939			
48	082-093-14	90 Soda Bay Road	0.7	0.6	057-032	\$331,120		PROTEST	
49	082-093-15	62 Soda Bay Road	1.08	1.08	057-032	\$472,151			
50	082-093-16	64 Soda Bay Road	6.99	7.54	057-032	\$1,187,836		PROTEST	
						<u>\$26,661,753</u>	<u>\$9,618,750</u>		

PROTEST-OWNERS/TOTAL OWNERS = 18/50 36.0%
 PROTEST VALUE/TOTAL VALUE = 36.0%

Lake Local Agency Formation Commission

5a

CLAIMS May and June 2022

Expenses for FY 2021-2022:

<u>Date of Claim</u>	<u>Description</u>	<u>Amount</u>
4.16.22 - 5.15.22	Browne Legal	\$ 1,837.00
May 18, 2022	Meeting Stipend	\$ 480.00
June 1, 2022	Staff Svcs May 2022	\$ 6,391.27
5.16.2022 - 6.15.22	Browne Legal	\$ 1,837.00
July 1, 2022	Staff Svcs June 2022	\$ 6,222.67
	TOTAL:	\$ 16,767.94

Expenses for FY 2022-2023

July 1, 2022	Calafco Dues FY 22-23	\$ 1,982.00
	TOTAL:	\$ 1,982.00

DATED: July 20, 2022

APPROVED: July 20, 2022

Chair
Lake Local Agency Formation Commission

Attest:

John Benoit
Executive Officer